



## 47 Gogarbank, Edinburgh, EH12 9BY

### Description

Superb detached house with excellent potential set within generous garden grounds. It enjoys a scenic setting with fabulous countryside views towards the Pentland Hills. The property has a lovely semi-rural situation close to the western edge of Edinburgh with good road connections nearby for accessing the Gyle, Edinburgh Airport or simply for commuting to Edinburgh. It benefits from oil fired central heating and double glazing. It has a row of three garages and a large driveway with space for multiple vehicles. There are development opportunities, given the large plot or for extending the property. The large loft provides excellent storage and also has scope for conversion.

The generous family accommodation is extremely flexible and comprises:

- Entrance hall with oak flooring and extensive storage cupboards
- Three good sized double bedrooms with built-in wardrobes
- Spacious rear facing living / dining room with sliding patio doors and south facing aspect
- Tiled family bathroom with pedestal wash basin, WC and bath with Mira electric shower over
- Well-equipped breakfasting kitchen fitted with an extensive range of beech wood effect units and laminate worktops with inset stainless steel sink and appliances including electric cooker with extractor hood, electric double oven and fridge freezer
- Utility room with washing machine and sink
- Downstairs WC with wash basin



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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### Location

Gogar is located in a semi-rural location about six miles to the west of the city centre, ideally situated for the commuter with easy access to Edinburgh City Centre, Edinburgh International Airport, Ingliston Park & Ride, the tram network and regular bus services. The Gyle Shopping Centre and Hermiston Gait Retail Park are both within easy reach, offering plenty of high street retail names. Local leisure facilities include the Edinburgh International Climbing Arena and Ratho Park golf club, as well as opportunities for boating on the Union Canal. The western outskirts of Edinburgh, including the villages of Balerno, Currie, and Juniper Green, provide a wide variety of services and retail offerings and are just a short journey away by car or by bus.

### Outside and Gardens

The mature gardens are pleasantly landscaped and there is a triple garage. The long driveway has space for multiple vehicles.

### Extras

The fixed floor coverings, light fittings, curtains, blinds and kitchen appliances are included in the sale.

### Council tax

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.

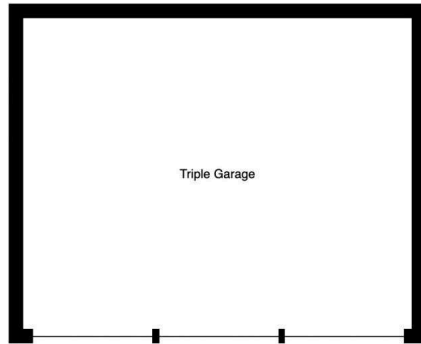












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Total Area: 180.7 m<sup>2</sup> ... 1945 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**DMD** SOLICITORS &  
ESTATE AGENTS

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