





## 187 Gogarloch Syke, Edinburgh, EH12 9JE

### Description

Extended, modern three-bedroom semi-detached villa, which is well presented and in move-in condition. It is situated in a quiet cul-de-sac within the popular South Gyle area and close to excellent amenities. It has many public transport options available nearby including buses, trains and tram and it is close to the Airport, making it an place to commute from. The light, attractive interior is tastefully decorated and it has a working alarm system and double glazing throughout. There is a private monoblocked drive to the front and side of the house and a sunny south west facing rear garden. The property does have a gas connection and thus the potential for gas central heating to be installed.

The accommodation comprises:

- Entrance hall with staircase
- Spacious living room with cornicing and fireplace which opens into dining room, which in turn opens into the garden room with French doors to the rear garden
- Well-equipped fitted kitchen with a range of matte white wall and base units, laminate cement style work surfaces and matching splashbacks and appliances including gas hob with extractor hood, electric fan oven, washing machine, wine cooler, dishwasher and fridge freezer
- Upstairs landing with storage cupboard and hatch to the loft, which has a fixed metal ladder and is partially floored
- There are two spacious double bedrooms, the larger of which has built-in wardrobes and other has fitted wardrobes, which are included in the sale.



### 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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- Good sized third bedroom with storage cupboard
- Luxurious fully tiled bathroom with WC, wash basin with vanity unit and bath with mains pressure shower

#### Location

South Gyle is located on the West side of Edinburgh, adjoining Corstorphine. The property is well placed for The Gyle shopping centre and a variety of leisure and recreational facilities including the David Lloyd sports centre and several golf courses. South Gyle station is only a short walk and offers a regular train service to Edinburgh City Centre and Fife. It is also close to the tram network, which provides quick access to Edinburgh City Centre and Edinburgh airport. The property is within quick and easy reach of several major Business and Commercial Centres. It is also convenient for access to the City Bypass and the motorway network. There are good schools in the local area.

#### Outside & Gardens

There is a pleasantly landscaped and easily maintained garden to the rear. The rear garden enjoys a bright south westerly aspect. The front is monoblocked and has off street parking for a couple of cars.

#### Extras

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

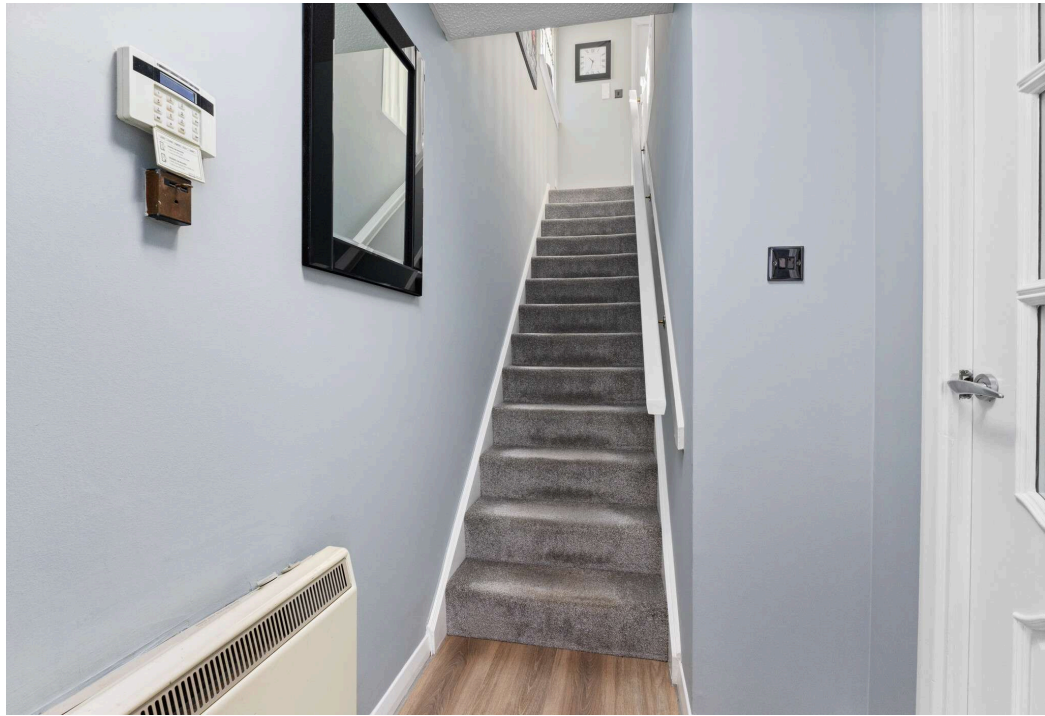
Council Tax - Band E



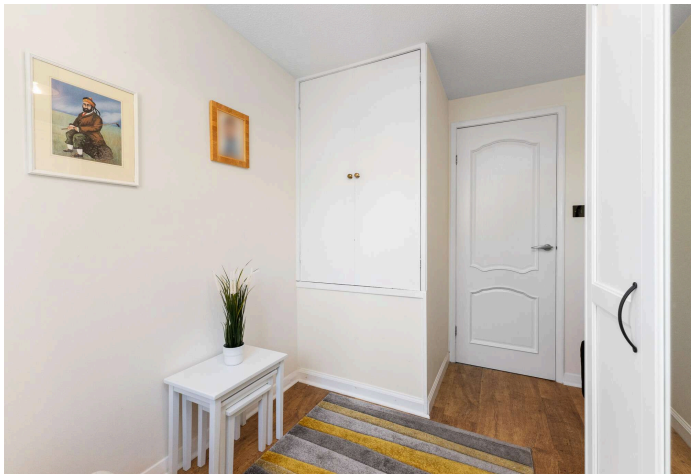












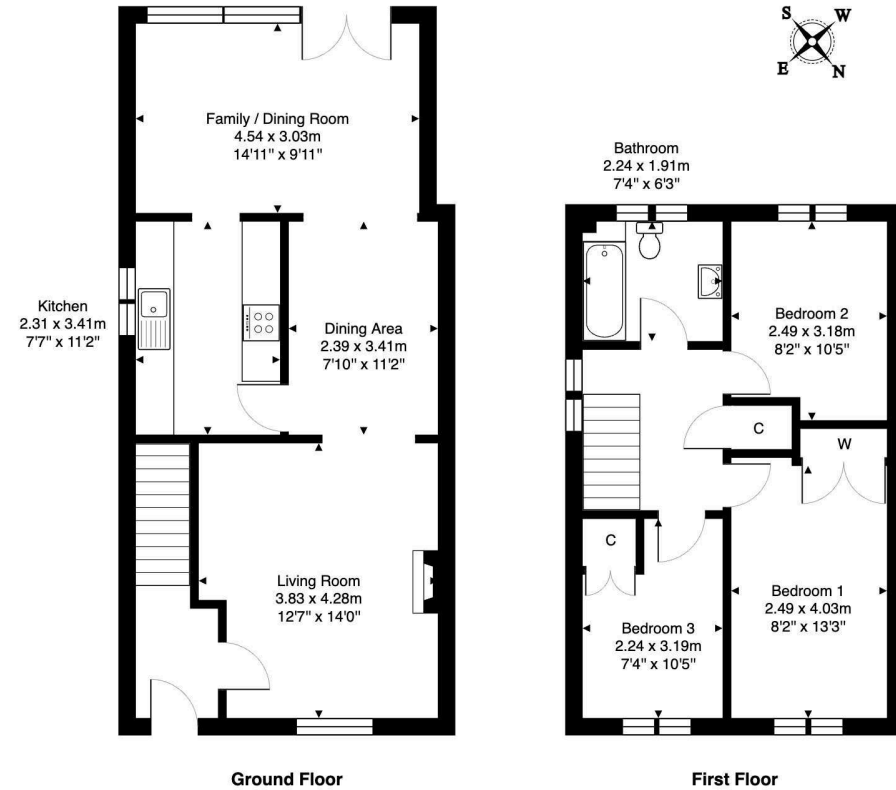








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Total Area: 91.6 m<sup>2</sup> ... 986 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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