





## 41 Gyle Park Gardens, Corstorphine, Edinburgh,

### Description

Well-presented one bedroom lower villa which benefits from a modern kitchen and shower room, private garage and gardens. The property also has gas central heating with a combi boiler and double glazing.

The accommodation comprises:

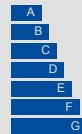
- Vestibule
- Spacious living / dining room with picture window with westerly aspect and beech wood effect flooring
- Good sized rear facing double bedroom with built-in wardrobes
- Modern wet room style shower room with wash basin with vanity unit, medicine cabinet, WC, shower screen and mains pressure shower off the boiler
- Well-equipped, modern fitted kitchen with range of white matt finish units, laminate worktops with inset stainless steel sink and appliances including electric hob, oven, washing machine and fridge



### 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

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found nearby at St John's Road. There is also a large Tesco extra, Lidl plus and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include the David Lloyd Leisure, Gyle park, St Margaret's Park and pleasant walks and cycling routes along the old railway line. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. There are well-regarded schools in the vicinity in both the state and private sectors.

### Outside & Gardens

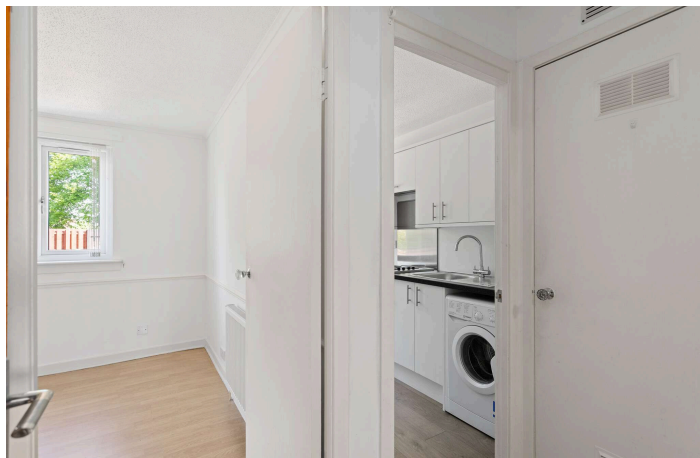
There is a private garden to the rear of the property which is fully enclosed by fencing and designed for low maintenance. There is also a small front garden. The single garage is located nearby and there is unrestricted parking within the development.

### Extras

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

### Council tax

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





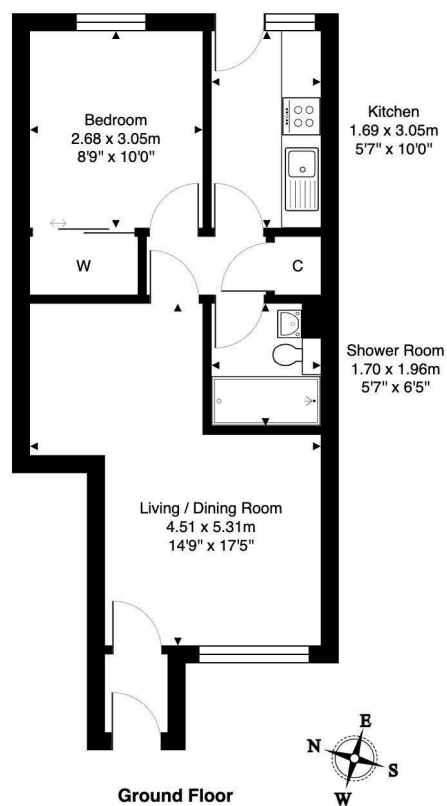








41 Gyle Park Gardens, Corstorphine, EH12 8NG



Total Area: 40.9 m<sup>2</sup> ... 440 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**DMD** | SOLICITORS &  
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Offers can be submitted in writing, fax or email:

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