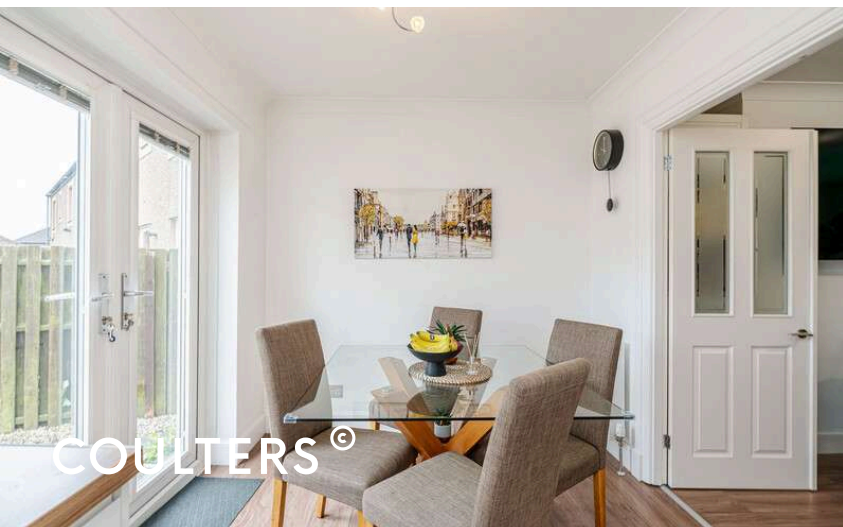


COULTERS[©]

41 SOUTH GYLE MAINS

SOUTH GYLE, EDINBURGH, EH12 9HS

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in a quiet residential area, this three bedroom end terrace home occupies a pleasant position, overlooking a well-kept green with mature trees.

Presented in excellent order throughout, the accommodation is set over two levels and on the ground floor comprises - a vestibule with storage cupboard; sitting room with understair storage and a stylish kitchen/ dining room with sleek white gloss units and integrated appliances as well as direct access to the rear garden through French doors.

Upstairs, there are three bedrooms and a fully tiled shower room with walk-in shower and wash hand basin with vanity unit storage and WC. Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.

KEY FEATURES

 End terrace house within quiet development

 Front, side and rear gardens

 South Gyle Mains train station nearby

 Three bedrooms

 Single garage

 Gyle Shopping Centre just a short walk away



The property has private gardens to the front, side and rear. The rear garden is part paved, part laid with gravel for ease of maintenance. There is a single garage located close by.

EXTRAS

All light fittings, curtains, blinds, fitted flooring, integrated kitchen appliances and mounted TV are included in the sale price.





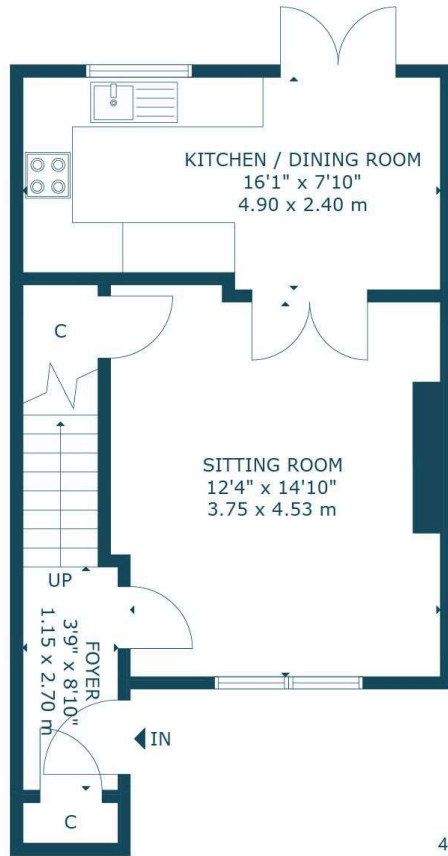
THE LOCAL AREA

South Gyle is a popular residential location that lies on the western edge of Edinburgh. The property benefits from excellent access to transport links with South Gyle train station being just a three minute walk and providing a service to Haymarket and Waverley in roughly six and eleven minutes respectively. Edinburgh Gateway and Edinburgh Airport are also less than ten minutes by car. There are also fantastic bus and tram links into the city centre and the M8 and city bypass are easily accessed.

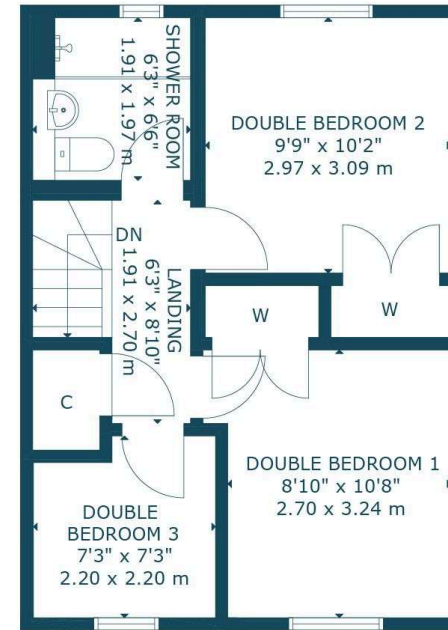
The property is just a fifteen minute walk from the Gyle Shopping Centre which houses a Morrison's supermarket, and Marks and Spencer as well as other retailers. It also benefits from its proximity to Corstorphine which boasts a Tesco Superstore and a variety of convenience stores, cafés, pharmacies, restaurants, and bars. Recreational opportunities include the nearby David Lloyd Health Club with tennis courts, pool, gym and spa and Drumbrae Leisure Centre housing a pool, gym, and fitness classes. Gogarburn, Carrick Knowe, and Ratho Park Golf Clubs are a ten-minute drive. It is well-positioned for access to Edinburgh Zoo, Murrayfield Stadium, and Corstorphine Hill.

Local schooling includes Gylemuir Primary School and Forrester High School. Edinburgh private school options are easily accessible. It is an excellent location for Heriot-Watt University, Napier University, Edinburgh College, RBS Gogarburn, and Edinburgh Park.





GROUND FLOOR



FIRST FLOOR



41 SOUTH GYLE MAINS, SOUTH GYLE, EDINBURGH, EH12 9HS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 805 SQ FT / 75 SQ M
 GARAGE 160 SQ FT / 15 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.