



Offers Over  
**£165,000**

## 5 South Gyle Park

South Gyle | Edinburgh | EH12 9EL

This lovely one-bedroom upper villa is quietly tucked away within the ever-popular South Gyle area, well placed for superb local amenities and excellent transport links. Offering bright, well-proportioned accommodation along with private outdoor space and allocated parking, the property presents a fantastic opportunity for first-time buyers, young professionals, and buy-to-let investors alike.

- 1 bedroom
- 1 public room
- 1 bathroom
- Private garden
- Allocated parking
- EPC Band - C
- Council Tax Band - B



## Description

The home is accessed via a welcoming entrance hallway which provides attic access and a useful shelved storage cupboard. To the rear, the bright and airy lounge offers a comfortable living space, making it both practical and inviting. The lounge flows into a semi open-plan kitchen/diner positioned to the front of the property, enjoying a pleasant twin-window outlook. The kitchen is fitted with a range of included white goods, partially tiled splash areas, and under-unit lighting, creating a functional and well-laid-out cooking space. The bedroom is a well-proportioned double room set to the rear, featuring integrated wall-to-wall wardrobes with sliding doors. Completing the accommodation is a fresh bathroom fitted with a shower over the bath and partial tiling.

Further benefits include gas central heating and double glazing throughout.



## Gardens & Parking

Externally, the property enjoys a small private garden laid to lawn, an allocated parking space within the rear car park, and a large private external understairs cupboard offering excellent additional storage.



## Extras

Selected fixtures and fittings, including; integrated gas hob, and oven, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings.



## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

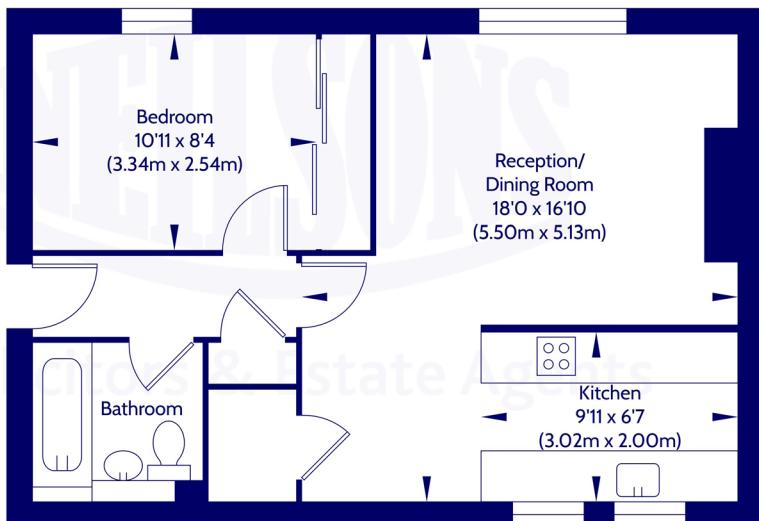
The property forms part of an established residential development, situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping facilities with many high-street shops and services. Further amenities can be found in neighbouring Corstorphine, which offers a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Frequent bus and tram services provides quick and easy access into the City Centre and the South Gyle railway station is only a short walk from the property, with links to Edinburgh's Waverly Station, Glasgow and beyond. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.



Approx. Gross Internal Floor Area 46 Sq M / 491 Sq Ft.

1st Floor

External Storage  
14'5 x 2'10  
(4.38m x 0.85m)



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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