



Solicitors & Estate Agents











Offers Over

£245,000

124/12 Gylemuir Road

Corstorphine | Edinburgh | EH12 7US

This immaculate, generously proportioned third (top) floor flat with lift access, private balcony and lovely open views, is conveniently positioned in a modern development close to excellent local amenities and superb commuting links. The ideal purchase for the professionals or those wishing to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Lift & Stair Access
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

In brief the accommodation comprises; secure entry system, lift and stair access to all floors, welcoming entrance hallway with built-in storage, generously proportioned and bright reception/dining room with French doors providing direct access to the balcony with peaceful open views, fitted kitchen with a range of base and wall mounted units, light and airy principal bedroom with fitted wardrobes, good sized second double bedroom and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer, and integrated washer/dryer. The wardrobe in the second bedroom will also be included in the sale.

Gardens & Parking

The development is surrounded by well maintained communal garden grounds and residents parking is available to the front.

Factor

A factoring fee is made payable to Trinity Factors which is approximately £120 per month and includes the upkeep of the communal areas and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand together with the Gyle shopping Centre housing many high-street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible and the property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo.





Approx. Gross Internal Floor Area 68 Sq M / 734 Sq Ft.



3rd Floor

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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