



Offers Over








£250,000

virtual

18 South Gyle Gardens

South Gyle | Edinburgh | EH12 7RZ

A superb opportunity has arisen to acquire this spacious end-terraced villa, featuring a private garden and ideally located within a popular residential area. The property is close to excellent local amenities and offers convenient access for commuting. While it would benefit from some modernisation, it presents great potential and is sure to appeal to professionals and young families alike.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom & WC
-  residents Parking
-  Rear Garden
-  EPC Rating – D
-  Council Tax Band - D



virtually renovated by HOMELi

Description

In brief, the accommodation comprises a welcoming entrance hallway with a convenient WC, a spacious modern fitted kitchen featuring a central island and a door providing access to the rear garden, and a bright, dual-aspect reception room with an electric fireplace and sliding doors opening onto the garden. There are three well-proportioned double bedrooms, along with a bathroom fitted with a three-piece suite and an electric shower over the bath. Further benefits include double glazing and a new gas central heating system with a new boiler installed in 2022.

This property has been subject to virtual renovation 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 cooker, fridge/freezer, washing machine and tumble dryer.

Gardens & Parking

Externally, the fully enclosed rear garden offers a patio and lawn area along with a timber shed for additional storage. There is ample unallocated parking within the development, providing convenient and secure parking for both residents and visitors.

Viewing

By appointment through Neilsons (0131 625 2222)





virtually renovated by **HOMELi**

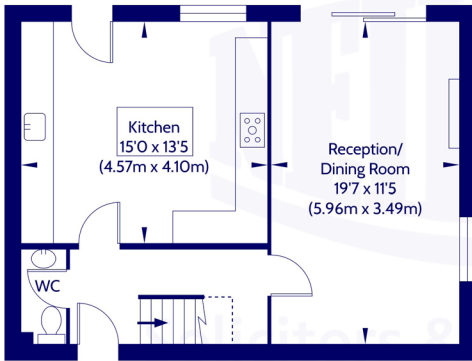
Location

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.

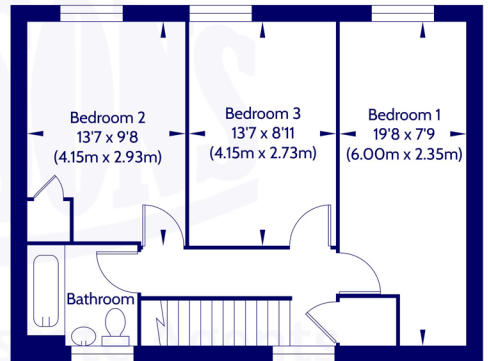




Approx. Gross Internal Floor Area 97 Sq M / 1046 Sq Ft.



Ground Floor



1st 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

