










Offers Over
£220,000

207 South Gyle Wynd

South Gyle | Edinburgh | EH12 9EZ

A superb opportunity has arisen to acquire this bright two bedroom semi-detached house, quietly situated within a popular residential development in the desirable South Gyle district of the city. Close to excellent commuting links and amenities, the property will undoubtedly appeal to a variety of purchasers including first time buyers, couples and professionals.

-  2 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Garage
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Offered for sale in move-in condition, the ground floor comprises a welcoming entrance hallway leading into a bright and spacious reception room. To the rear there is a fully fitted kitchen/dining room featuring a range of integrated and freestanding appliances, complemented by tiled splashback and French doors providing direct access to the garden - ideal for both everyday living and entertaining.

Upstairs, the property benefits from two well-proportioned double bedrooms, along with a modern bathroom with shower over the bath and landing with and access to the attic. Additional features include gas central heating and double glazing throughout, ensuring comfort and efficiency.

An annual factor fee of approximately £80 is payable to the South Gyle Proprietors Association, contributing towards the maintenance of the communal grounds.



Extras

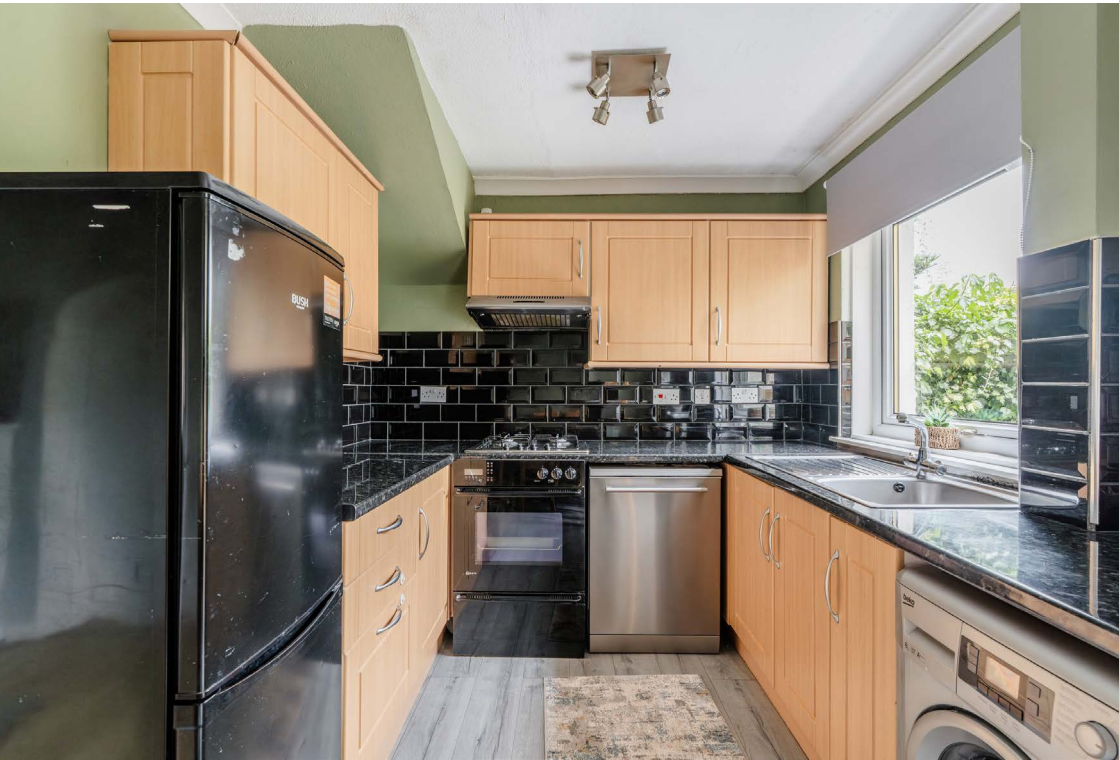
All fitted floor coverings and light fittings shall be included in the sale.

Gardens

Private front and rear gardens are well-kept and offer an easy, low maintenance upkeep. The rear garden offers a lawn and patio, ideal for outdoor dining during the summer months. For the car owner, there is ample unrestricted parking.

Viewing

By appointment through Neilsons (0131 625 2222).



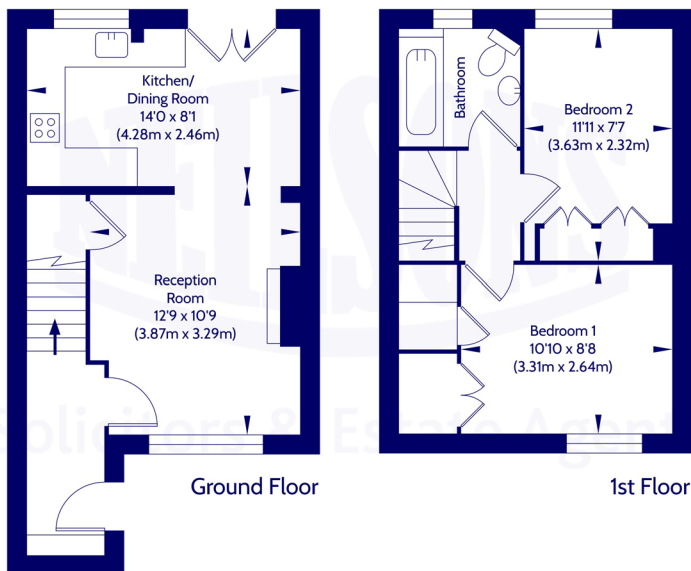


Location

The property is located in a peaceful residential cul-de-sac in the increasingly popular suburb of South Gyle, which lies to the west of Edinburgh city centre. Conveniently placed for Edinburgh Business Park and Gogarburn, an increasing array of recreational and dining facilities are joining the area, including the planned Edinburgh Arena concert venue. Close by, The Gyle Shopping Centre and Hermiston Gait offer a wide range of shops and supermarkets and a pedestrian pathway offers swift access through to the shops and services of Corstorphine. The area is very well served by local public transport by train or bus which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.



Approx. Gross Internal Floor Area 56 Sq M / 607 Sq Ft.



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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