



145/2 South Gyle Wynd

Edinburgh, EH12 9EY



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45sqm

EPC

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AS Anderson
Strathern

145/2 South Gyle Wynd Edinburgh, EH12 9EY

This well presented first floor flat offers bright, comfortable accommodation within a neatly maintained low rise block.

The focal point of the home is the spacious dual aspect living room, with a large southwest-facing double window, a dining area, and access to the kitchen, which is well equipped with plenty of cabinets and worktop space.

The well-sized double bedroom sits peacefully to the rear of the property and is complemented by a modern shower room with a smart three piece suite. The entrance hall provides handy storage, and the flat benefits from gas central heating, double glazing, and a secure entry system.

Residents have use of shared grounds to the rear, providing a pleasant outdoor area, and the property further benefits from its own allocated parking space. Unrestricted on-street parking nearby also offers additional convenience for visitors. This property will appeal to first time buyers, investors, and those seeking an easily managed home in a convenient residential setting.

Property features

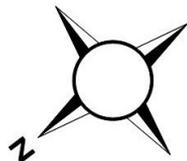
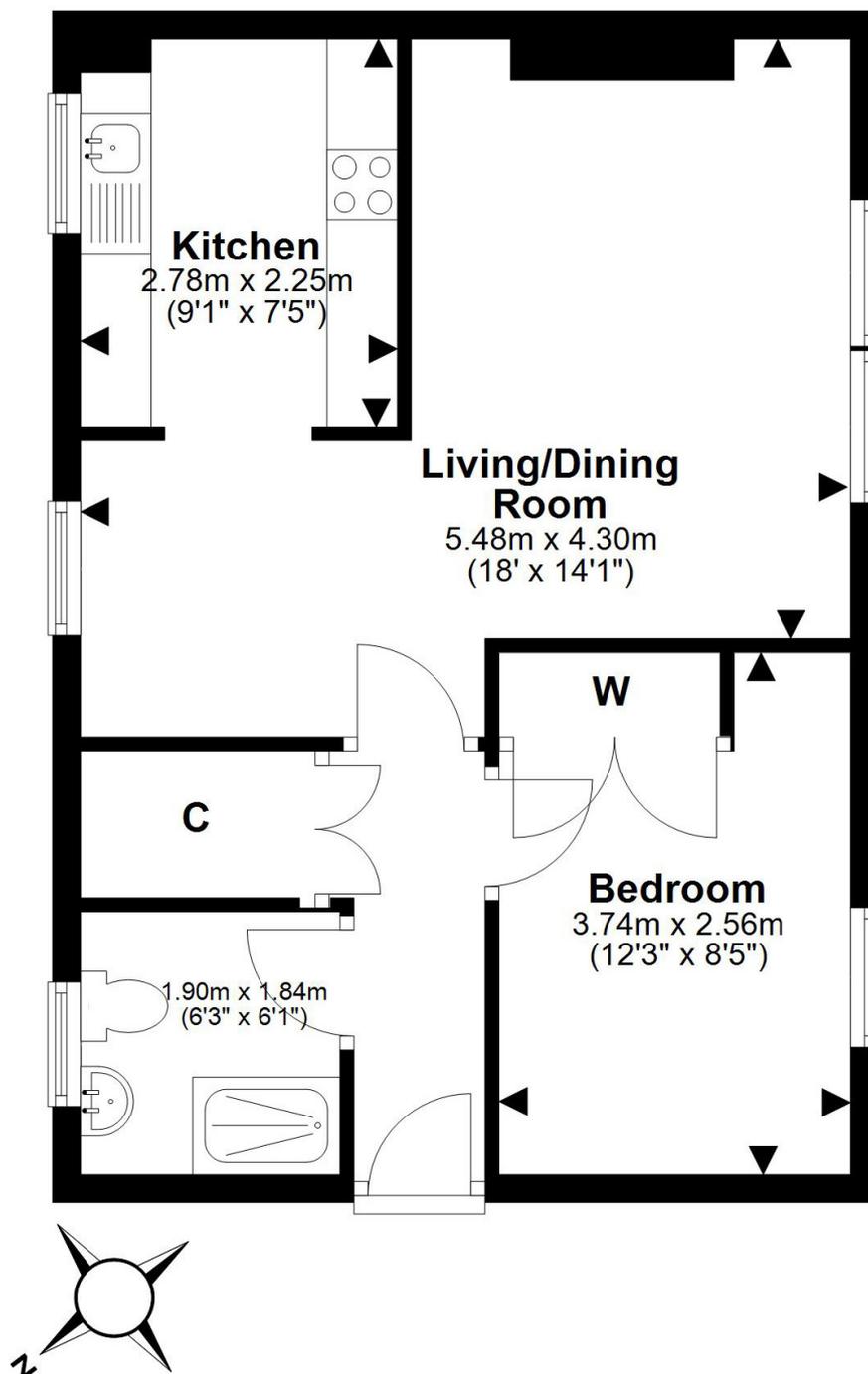
- Gas central heating
- Bright open plan living area
- Allocated parking space
- Shared rear grounds
- First floor flat





Location

The popular area of South Gyle lies west of the city centre. The Gyle shopping centre offers a wide range of high street and supermarket shopping facilities within close proximity. Edinburgh city centre is easily accessible by car or public transport. The property also provides convenient access to the city bypass giving quick and easy commuting to other parts of the city and links to the Scottish motorway networks. The Edinburgh International Airport, Edinburgh Park and the RBS HQ are all close by. A local rail link, tram and park and ride also provide alternative travel options.



Extras

The items included in the sale of the property are the furniture (excluding any items hanging on walls), carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band B

The block is factored by SCPA (South Gyle Properties Association) at an approximate cost of £70pa.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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01620 824 016

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