










Offers Over
£155,000

128 South Gyle Mains

South Gyle | Edinburgh | EH12 9ER

Charming, this one-bedroom ground floor flat is pleasantly positioned within the ever-popular South Gyle area, well placed for superb local amenities and excellent transport links. Offering bright, well-proportioned accommodation along with off-street parking, the property presents an excellent opportunity for first-time buyers, buy-to-let investors, and those looking to downsize.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared drying green
-  Unallocated residents parking
-  EPC Band - D
-  Council Tax Band - B



Description

The accommodation opens with an inviting entrance hallway, featuring a handy storage cupboard with shelving. The open-plan lounge/kitchen/diner is a light and airy space, offering ample room for lounge furniture as well as a small dining table and chairs. The kitchen area is centred around a practical island and provides a good range of units and workspace, creating a sociable and functional layout.

The bedroom is a comfortable double, quietly positioned to the side of the property, and benefits from an integrated double cupboard. Completing the internal layout it the well-kept bathroom, fitted with a shower over bath, complemented by partial tiling and tiled flooring.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, residents benefit from unallocated parking within a car park to the side of the property, as well as additional free on-street. A shared drying green is also located to the rear.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding fridge, and washer-dryer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

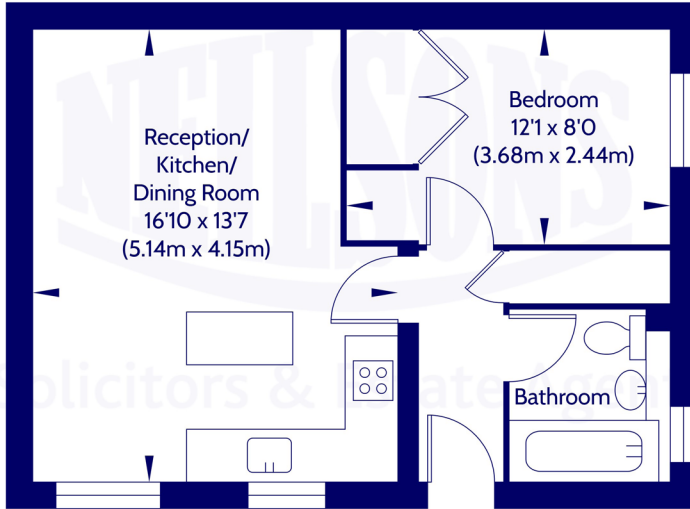
The property forms part of an established residential development, situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping facilities 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 37 Sq M / 400 Sq Ft.

Ground 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.



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