

319 South Gyle Road, South Gyle, Edinburgh, EH12 9EE



Description

A rare opportunity has arisen to acquire a fabulous extended linked detached villa, of immense appeal benefiting from carefully considered interior specification offered to the market in walk-in order. Commanding an enviable setting within a sought-after mature development, well placed for an excellent range of amenities and superb transport links, this immaculately presented home represents an ideal property for a professional couple and family and comes with the added attraction of a single lock-up garage with off street parking directly in front.

Features

- Unique extended linked detached family home
- Sought-after estate close to a superb variety of amenities and transport links including a train station and tram stop
- Immaculately presented interiors
- Generous sized and particularly versatile living space
- Two spacious reception rooms
- High-specification statement kitchen which comes with a complement of integrated appliances and French doors to rear garden
- Master bedroom with en-suite
- Three further bedrooms (bedroom 2 with fitted wardrobes)
- Principal bathroom with contemporary white suite having a shower over the bath
- Gas central heating and double glazing
- Enclosed sunny west-facing rear garden offering an ideal space for relaxation and entertaining

Extras

The fitted floor coverings, blinds, double oven, hob, wine cooler, washing machine, dishwasher, fridge/freezer and wardrobe in master bedroom are included. Additional items may be available by separate negotiation.



Location

The property is located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex which includes a Marks & Spencer, only a stone's throw away. Further shops, banks, buildings societies and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also beautifully positioned for those working at the Edinburgh Business Park. An efficient public transport network operates to most parts of the town and surrounding areas including the tram, within easy reach of the property, with direct transport to the airport or city centre. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport, South Gyle has its own railway station.

EPC Rating: C

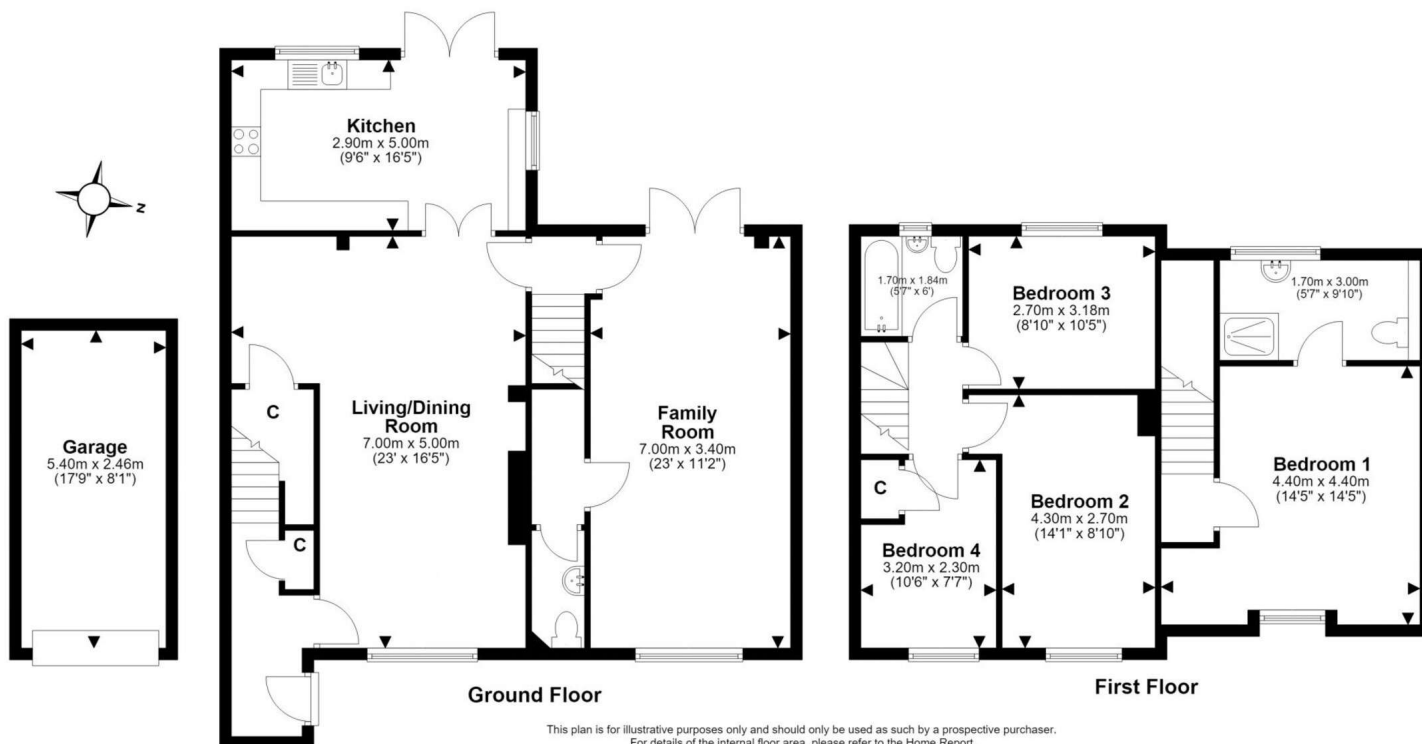
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

Factor

The communal gardens are maintained by South Gyle Proprietors Association for approx. £100 per annum.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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