



CLANCYS

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# 227-6 Gogarloch Syke,

Edinburgh, EH12 9JF

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## Description

This bright spacious top floor flat is pleasantly situated within Gogarloch's highly desirable modern development, close to excellent commuting links and local amenities. The accommodation is presented to the market in excellent order throughout and the accommodation briefly comprises; a welcoming entrance hall, a bright living room with Juliette balcony, with a modern fitted kitchen off, two double bedrooms (one with fitted wardrobes) and bathroom. Further benefits include an entry pone security system, gas central heating and double glazing. The property is quietly situated within lovely, well maintained communal grounds. There is unallocated residents parking. The property will undoubtedly appeal to first time buyers, the young professionals, rental investor or those looking to downsize from a larger family home and viewing is therefore highly recommended.

## Factoring

The factor is Charles White. Their approximate quarterly fee of £270 includes the management fee, buildings insurance, communal grounds upkeep and electric lighting for communal hallways/stairs.

## Location

Gogarloch Syke forms part of a modern cul-de-sac in the popular South Gyle area of the city within easy reach of work and retail pursuits. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre providing excellent day-to-day shopping requirement including many high street named shops and services. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre with the close by South Gyle tram stop and Edinburgh Park and South Gyle railway stations. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot Watt University all within easy reach.

## Extras

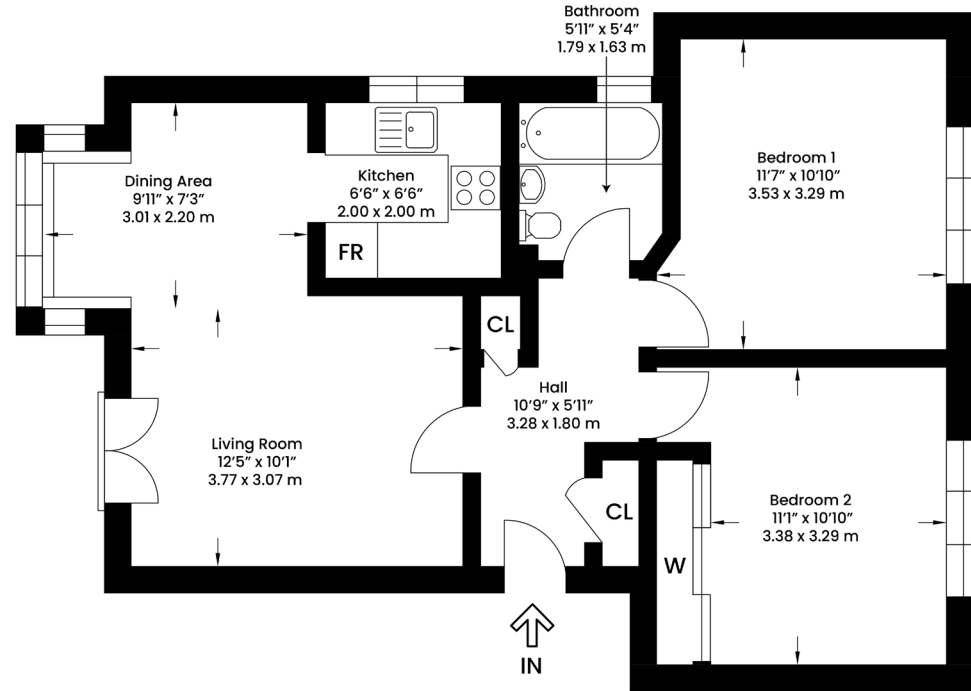
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

## Features

- Entrance hall
- Living room
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Communal garden grounds
- Unallocated residents parking
- EPC rating - C
- Council Tax Band - D
- Tenure - Freehold







**vistaBee**  
This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D 110927)  
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