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Fixed Price

£250,000

65/1 North Gyle Terrace

Corstorphine | Edinburgh | EH12 8JY

This generously proportioned ground floor flat forms part of an established modern development, set within a well-maintained block of just four properties. The development benefits from a secure door entry system, residents' parking and attractive communal garden grounds, creating a pleasant and welcoming setting.

- 2 Bedrooms
- 1 Public rooms
- 2 Bathroom
- Communal Gardens
- Resident's Parking
- EPC Rating – C
- Council Tax Band - D



Description



Ideally positioned within the highly regarded Corstorphine district, the property enjoys an excellent range of local amenities close by, together with superb transport links by road, bus and tram. Edinburgh International Airport is also within easy reach, making this an exceptionally convenient location for commuters and those seeking easy access to the city and beyond.



The bright and spacious accommodation is ideally suited to a variety of buyers, including professionals, couples, small families, retirees and those looking to downsize without compromising on location or convenience. With excellent shops, services and transport connections all close at hand, the property offers a highly appealing combination of comfort, practicality and accessibility. The accommodation comprises; welcoming entrance hallway with good storage facilities. There is a spacious, front-facing bay-windowed reception/dining room, a modern fitted kitchen with a range of integrated appliances. There are two generous double bedrooms, both enjoying a particularly pleasant south-facing aspect, fitted wardrobes with the principal bedroom affording the added benefit of a modern en-suite shower room. Completing the accommodation is a contemporary bathroom fitted with a white three-piece suite. Further benefits include gas central heating, with combi boiler (circa 2025), together with double-glazed window units.

Extras

All the fitted floor coverings, light fittings, curtains and blinds will be included in the sale together with the built-in gas hob, electric oven, hood, integrated fridge freezer and washing machine.

Externally

The property is set in well maintained communal garden grounds with residents parking available to the rear of the property.

Factors

Newton Property Management are the Factoring Agents for the development, to which a fee of approx. £100 per month is payable for the upkeep of the communal areas and includes block buildings insurance.

Viewing

By appointment through Neilsons on 0131 625 2222.









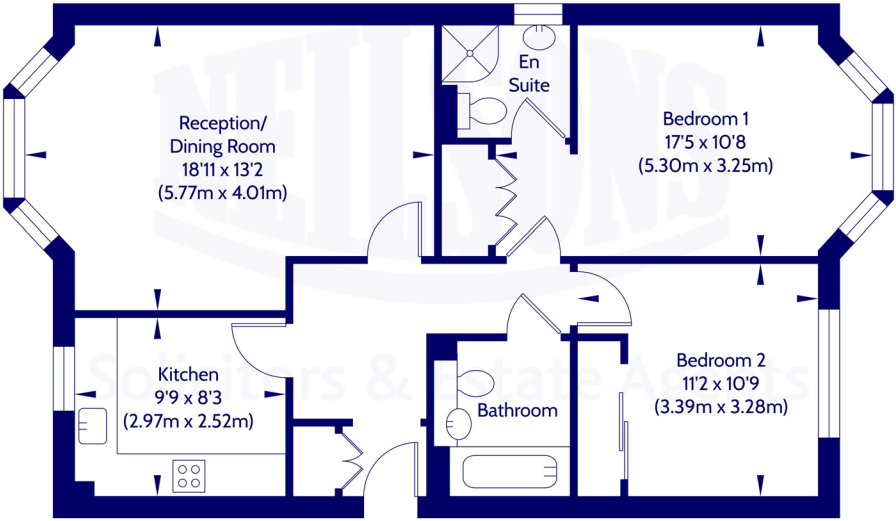
Location

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are within easy reach together with Drum Brae and David Lloyd Leisure Centre. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.



Approx. Gross Internal Floor Area 73 Sq M / 780 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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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For helpful, friendly, personal advice, get in touch.

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