










Offers Over

£190,000

143/4 South Gyle Wynd

South Gyle | Edinburgh | EH12 9EY

An ideal starter home, this well-presented property is set within a popular and established residential area, offering modern interiors and generous storage throughout. Spread over two levels, the home enjoys residents' parking and access to a well-maintained communal garden, providing a peaceful and welcoming setting.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The inviting hallway leads to a bright and spacious reception room, featuring a large front-aspect window that overlooks the attractive courtyard. Stylish oak doors, laminate flooring, and a designated dining area add to the room's appeal. The fitted kitchen is equipped with a range of wall and base units, integrated appliances, and space for additional freestanding appliances, ideal for modern living. Upstairs, there are two well-proportioned double bedrooms, both benefitting from plush carpeting and built-in wardrobes, offering comfort and practicality. The bathroom is fitted with a white three-piece suite, including a shower over the bath.

The development is maintained by South Gyle Property Association with an annual fee of £85 payable



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property enjoys residents' parking within the courtyard setting and access to a shared garden space, which is beautifully maintained and ideal for relaxation or socialising.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

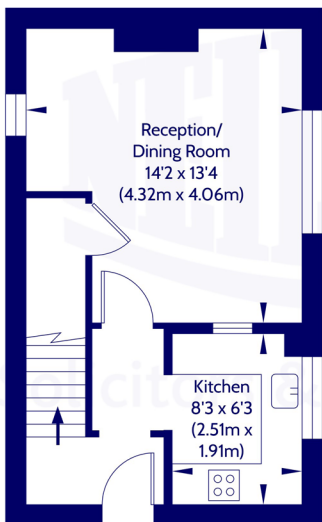
The property forms part of an established residential development, situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping facilities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



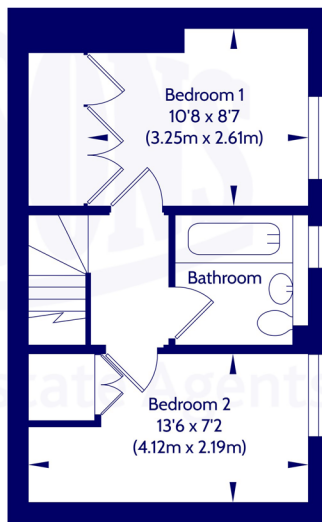


Approx. Gross Internal Floor Area 57 Sq M / 613 Sq Ft.

Ground Floor



1st 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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