










219 Gogarloch Syke

South Gyle | Edinburgh | EH12 9JF

This delightful, well-presented extended semi-detached villa offers stylish and flexible accommodation with two double bedrooms, attractive private gardens and a driveway. The property enjoys a peaceful setting within a highly regarded modern development, ideally positioned within walking distance of The Gyle Shopping Centre, South Gyle railway station, and the nearby tram and bus hub, providing excellent access to local amenities and swift commuting links to Edinburgh city centre and beyond.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom Plus WC
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation is entered via a welcoming hallway with staircase to the upper level and access to the main living space. The front-facing family room features attractive laminate flooring and provides a comfortable setting for everyday living. To the rear, the modern kitchen is fitted with high-gloss wall and base units, integrated appliances and splashback tiling, and opens through glazed double doors into a bright extension. This superb living room offers excellent versatility and could also be utilised as a formal dining room, home office or study, with glazed doors opening directly to the garden and the added convenience of a ground-floor WC. Upstairs, there are two well-proportioned double bedrooms, one positioned to the front and the other to the rear, both benefiting from mirrored built-in wardrobes and carpeted flooring. The bathroom is fitted with a contemporary white three-piece suite and thermostatic shower over the bath.



Residents are invited to make a voluntary annual contribution of £60 to the Gogarloch Community Association to support the maintenance and grass cutting of public areas in Gogarloch.

Extras

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

Gardens & Driveway

Externally, the home is complemented by a driveway and decorative front garden. The enclosed rear garden provides an excellent outdoor space, featuring a decked seating area, lawn and planted borders.

Viewing

Please contact Neilsons on 0131 625 2222.





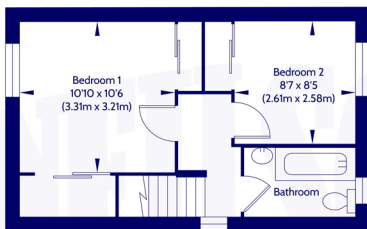
Location

Gogarloch Syke is situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogarburn are both easily accessible together with the Gyle Shopping Centre, which provides excellent day to day shopping requirements 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 provide quick and easy access into the city centre. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.

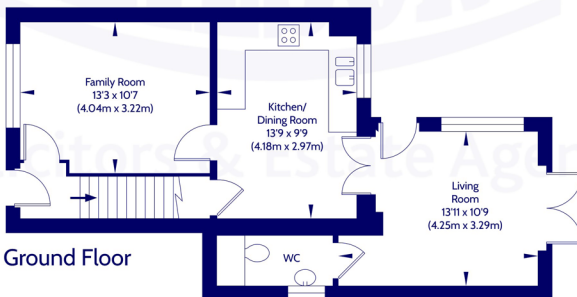




Approx. Gross Internal Floor Area 78 Sq M / 831 Sq Ft.



1st Floor



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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- [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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