



Solicitors & Estate Agents










Offers Over

£350,000

52 Gogarloch Road

South Gyle | Edinburgh | EH12 9JA

A superb semi-detached house offering ideal family accommodation in a much sought after location, close to excellent amenities and transport links and benefitting from a generous corner plot offering ample scope to extend if desired, subject to the usual consents.

-  3 Bedrooms
-  2 Reception rooms
-  1 Bathroom
-  Landscaped private garden
-  Driveway & EV charge point
-  EPC rating – C
-  Council tax band - E



Description

Presented for sale in excellent condition throughout, this delightful home offers bright and attractive accommodation ideal for both family life and entertaining. The property has undergone a comprehensive programme of upgrading in recent years including the boiler, windows, internal doors, kitchen and bathroom. The front door opens to a welcoming hallway leading to the spacious reception room with window to the front. A door from here leads to the modern kitchen/breakfast room, refitted in recent years with an excellent range of wall and base units with integrated double oven, hob and cooker hood with the washing machine, drier and dishwasher all also included in the sale. A breakfasting bar provides space to eat in the kitchen or can be used as a desk space for those looking to work from home. A large under-stair storage cupboard offers useful additional storage space. The sun room is open plan to the kitchen and offers an ideal spot to relax and enjoy the garden, whatever the weather, or could easily be used as a dining space if desired. Stairs from the hallway lead to the first floor where there are three good sized bedrooms, with the principal bedroom to the rear enjoying views to Corstorphine Hill and featuring built-in wardrobes. A smart family bathroom with white suite, dual head over bath shower and attractive ceramic tiling completes the internal accommodation. Benefits on offer include modern upvc double glazing and gas central heating.



Extras

blinds, light fittings, curtain poles and fitted floor coverings are to be included in the sale as is the EV charge point.

Gardens and Driveway

A particular benefit of this property is the generous corner plot which provides ample garden space to the front and rear. The front garden is laid to lawn with a pathway leading to the front door. To the rear, the large enclosed garden offers an safe space for children or pets to play and offers an ideal spot for both relaxing and entertaining outdoors during the warmer months. The garden has been attractively landscaped with a decking area positioned to be a sun trap, perfect for barbeques and al fresco dining. There is a large lawn with well-stocked flower and shrub borders, and a useful timber storage shed. There is an outside tap and two double outside power sockets, one to the side of the house and another to the decking area. A driveway provides off street parking and has an EV charge point included in the sale. Further unrestricted parking is available on the street.

Viewing

By appointment through Neilsons (0131 625 2222).





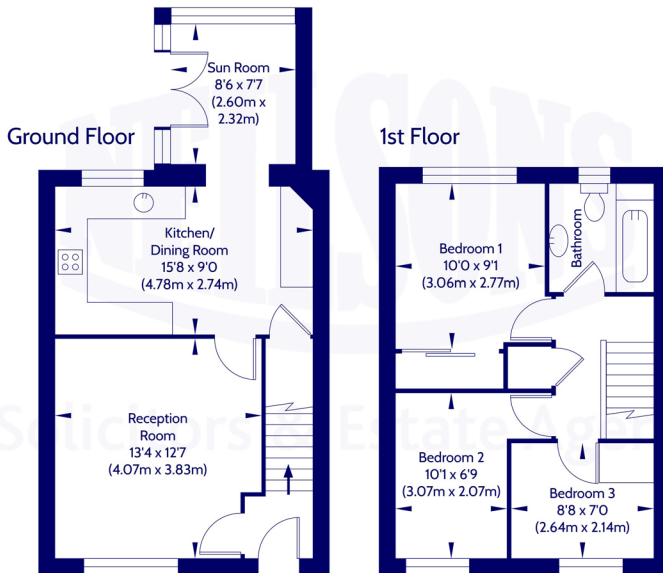
Location

The property is located in a peaceful residential cul-de-sac in the increasingly popular suburb of South Gyle, which lies to the west of Edinburgh city centre. Conveniently placed for Edinburgh Business Park and Gogarburn, an increasing array of recreational and dining facilities are joining the area, including the planned Edinburgh Arena concert venue. Close by, The Gyle Shopping Centre and Hermiston Gait offer a wide range of shops and supermarkets and a pedestrian pathway offers swift access through to the shops and services of Corstorphine. The area is very well served by local public transport by train or bus which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 73 Sq M / 786 Sq Ft.



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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