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32 Dunipace Road, Edinburgh, EH12 9GH













Built in 2016 and forming part of a popular residential development to the west of Edinburgh's city centre, this modern mid-terraced home offers well-balanced accommodation suited to a variety of buyers, from first-time purchasers to those seeking a straightforward move into a contemporary property. A particular feature is the garden pod located within the rear garden, complete with light, heat and power, creating a flexible space that could be utilised as a home office, hobby room or studio. The property further benefits from private outdoor space, shared parking and a highly convenient location with local amenities, schools and transport links readily accessible, making day-to-day living both practical and well connected.

Accommodation

GROUND FLOOR
* Hallway
* Living room with electric fire
* Kitchen with integrated oven, hob and extractor fan
* Cloakroom

FIRST FLOOR
* Upper landing
* Two Bedrooms with fitted wardrobes
* Bathroom with over-bath shower

ADDITIONAL INFORMATION
* Garden pod with light, heat and power
* Gas central heating
* Double glazing
* Residents parking
* Factored by First port, approx £20 per quarter

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Approximate Gross Internal Area
66.0 sq m / 710 sq ft

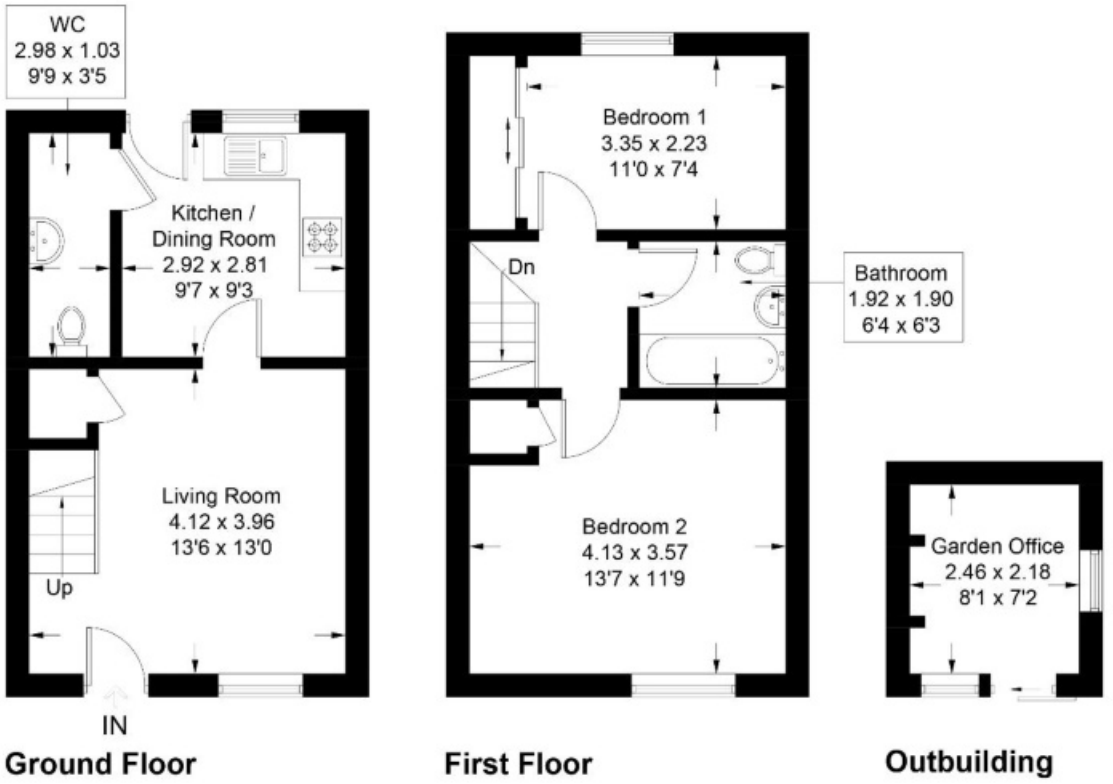


Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1346758)

Situation
32 Dunipace Road enjoys a desirable setting within the popular South Gyle district of Edinburgh, a well-established residential area located to the west of the city centre. The property is ideally positioned for commuters, with excellent transport links including nearby South Gyle and Edinburgh Park railway stations, regular bus services, swift access to the City Bypass, M8 motorway and Edinburgh Airport. A wide variety of local amenities are available within easy reach, including The Gyle Shopping Centre, supermarkets, leisure facilities, and a selection of cafes and restaurants. The area is also well served by Gylemuir Primary School, Forrester High School and attractive green spaces, making it a popular choice for professionals, couples and families alike.

Fixtures and Fittings
All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services
Mains gas, electricity, water and drainge,

EPC
Band C

Council Tax
Band D

Offers
Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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