










Offers Over
£170,000

329/6 South Gyle Road

South Gyle | Edinburgh | EH12 9EE

This top floor maisonette is located within a pleasant and popular residential area, well positioned for access to a good range of local day-to-day amenities and ideally placed for commuting. The property offers bright, well-proportioned accommodation along with the further advantage of a private parking space.

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



Description

The accommodation is entered via a welcoming hallway with laminate flooring and carpeted stairs leading to the upper floor. The lounge is an attractive and well-presented room, enhanced by three windows to the front and rear which provide excellent natural light. The bright kitchen is thoughtfully laid out, fitted with ample wall and base units, and finished with splash back tiling. On the upper floor, there are two well-appointed double bedrooms together with a modern bathroom. The bathroom is fitted with a white two-piece suite and a walk-in cubicle with thermostatic shower, complemented by underfloor heating and a skylight which allows natural light to flood the space. Further benefits include double glazing, gas central heating via a combination boiler, and good built-in storage, with the addition of insulated loft space storage.



Extras

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

Gardens & Parking

Externally, the property is set within attractive communal landscaped grounds and benefits from residential parking as well as its own private parking space.

Viewing

Please contact Neilsons on 0131 625 2222.





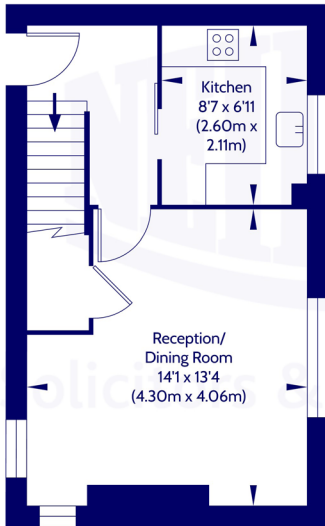
Location

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.

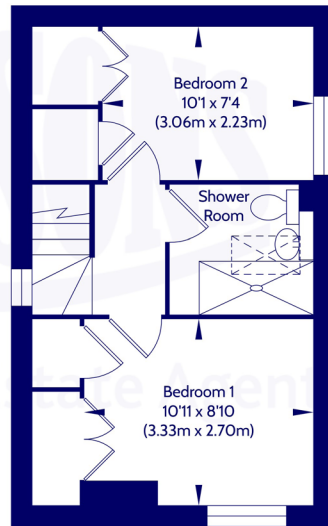


Approx. Gross Internal Floor Area 56 Sq M / 608 Sq Ft.

2nd Floor



3rd 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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