



190/4 South Gyle Mains
SOUTH GYLE | EDINBURGH | EH12 9ER


warners
solicitors & estate agents



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Beautifully presented and recently renovated, two-bedroom upper floor flat set in a quiet cul-de-sac within the popular residential area of South Gyle to the west of Edinburgh's city centre located just a short walk from all of the amenities at the Gyle Shopping Centre, and offering easy access to public transport links. This lovely property will appeal to first time buyers and investors alike, and is offered to the market in move-in condition. The spacious living room falls naturally into relaxing and dining zones and the modern kitchen area is well appointed and fitted with high gloss floor and wall units with integrated and space for appliances. The two bedrooms are doubles with one boasting fitted wardrobe space and completing the accommodation is the bathroom with dual headed mains shower over the bath and vanity sink unit. The property further benefits from gas central heating, double glazing and an allocated parking space,

- Quiet cul-de sac setting in development
- Beautifully presented two bedroom upper flat
- Recently renovated
- Entrance hallway
- Living/dining room
- Separate modern kitchen area with integrated appliances
- Two double bedrooms, one with fitted wardrobes
- Bathroom with dual headed mains shower over bath
- Gas central heating and double glazing
- Allocated parking space

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

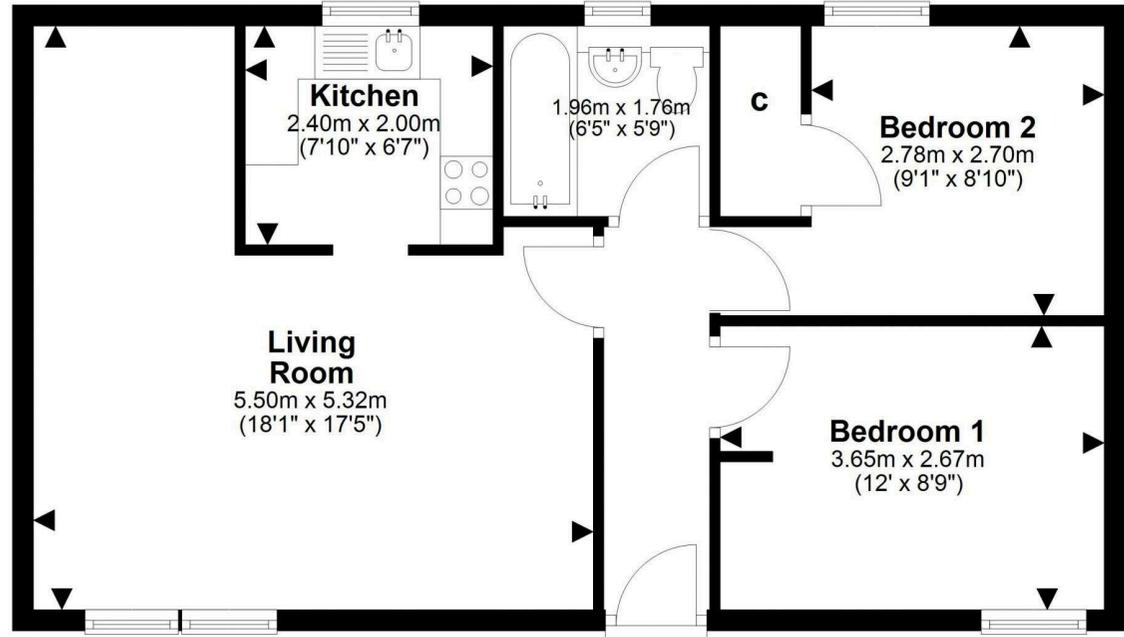


The subjects are located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex, which operates on a seven day a week basis and includes a large M&S and Morrisons. Further shops, banking and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also very conveniently placed for those working at the Edinburgh Business Park. Efficient tram and bus and rail services operate from the area and the city bypass, airport and main motorway networks are also within easy reach.

Energy rating C, Council tax band C. There is no factor associated with this property.

Dishwasher, cooker, hob, washing machine and blinds will be included in this sale.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.