



28 South Gyle Mains, Edinburgh

£240,000



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Edinburgh, Edinburgh

Modern two bedroom semi in South Gyle with stylish lounge, new kitchen, large gardens, wooden cabin, private parking, and no factor fee. Sought-after location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

9' 11" x 3' 10" (3.02m x 1.18m)

A beautiful entrance hall sets the tone for the entire property, featuring stylish LVT click flooring and fresh, modern décor. The space provides access to both the lounge and the upper level, creating a welcoming and practical flow throughout the home. There is ample room for coats, jackets, and shoes, along with a radiator for added comfort. A central ceiling light enhances the brightness of the space, while a half-glazed door allows natural light to filter through, creating a bright and inviting atmosphere.

Lounge

12' 7" x 8' 6" (3.83m x 2.60m)

A stunning, modern lounge featuring a front-facing window that fills the room with natural light. The space is finished with stylish LVT click flooring, a radiator, and a central ceiling light, all complemented by fresh, contemporary décor. A standout media wall with illuminated shelving creates a striking focal point, complete with a wall-mounted electric fire offering a realistic log and flame effect. Additional under-stair storage provides practical convenience, making this both a beautiful and highly functional living space.

Kitchen

14' 1" x 8' 0" (4.29m x 2.43m)

A lovely, well-equipped modern kitchen/breakfast room featuring a rear-facing window and a half-glazed door leading to the garden, allowing plenty of natural light to flood the space. The room is finished with stylish LVT click flooring and contemporary wet wall panelling, complemented by matching worktops. The kitchen boasts a high-spec stainless steel one-and-a-half bowl sink with drainer and a modern mixer tap, along with a range of integrated appliances including a dishwasher, oven, washer dryer, and fridge freezer. An electric hob with extractor fan completes the cooking area. Additional features include ceiling spotlights and a radiator, along with ample space for a dining table and chairs, making it ideal for both everyday living and entertaining.

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Stairs & Landing

The modern staircase features attractive wooden steps, complemented by sequential LED stair lighting, a central ceiling light that enhances the space. The landing is bright and well-presented, offering access to a useful attic space, a contemporary bathroom, and two well-proportioned bedrooms. This area provides a seamless connection between the upper-level rooms, combining style with practicality.

Bedroom One

10' 11" x 8' 9" (3.32m x 2.67m)

A lovely, spacious bedroom featuring a front-facing window that allows plenty of natural light to fill the room. The space is beautifully presented with fresh, neutral décor, complemented by a radiator and central ceiling light for year-round comfort. Soft carpet flooring adds warmth underfoot, while excellent triple wardrobes provide ample storage. A bright and inviting room, perfect for relaxation.

Bedroom Two

10' 0" x 7' 7" (3.04m x 2.32m)

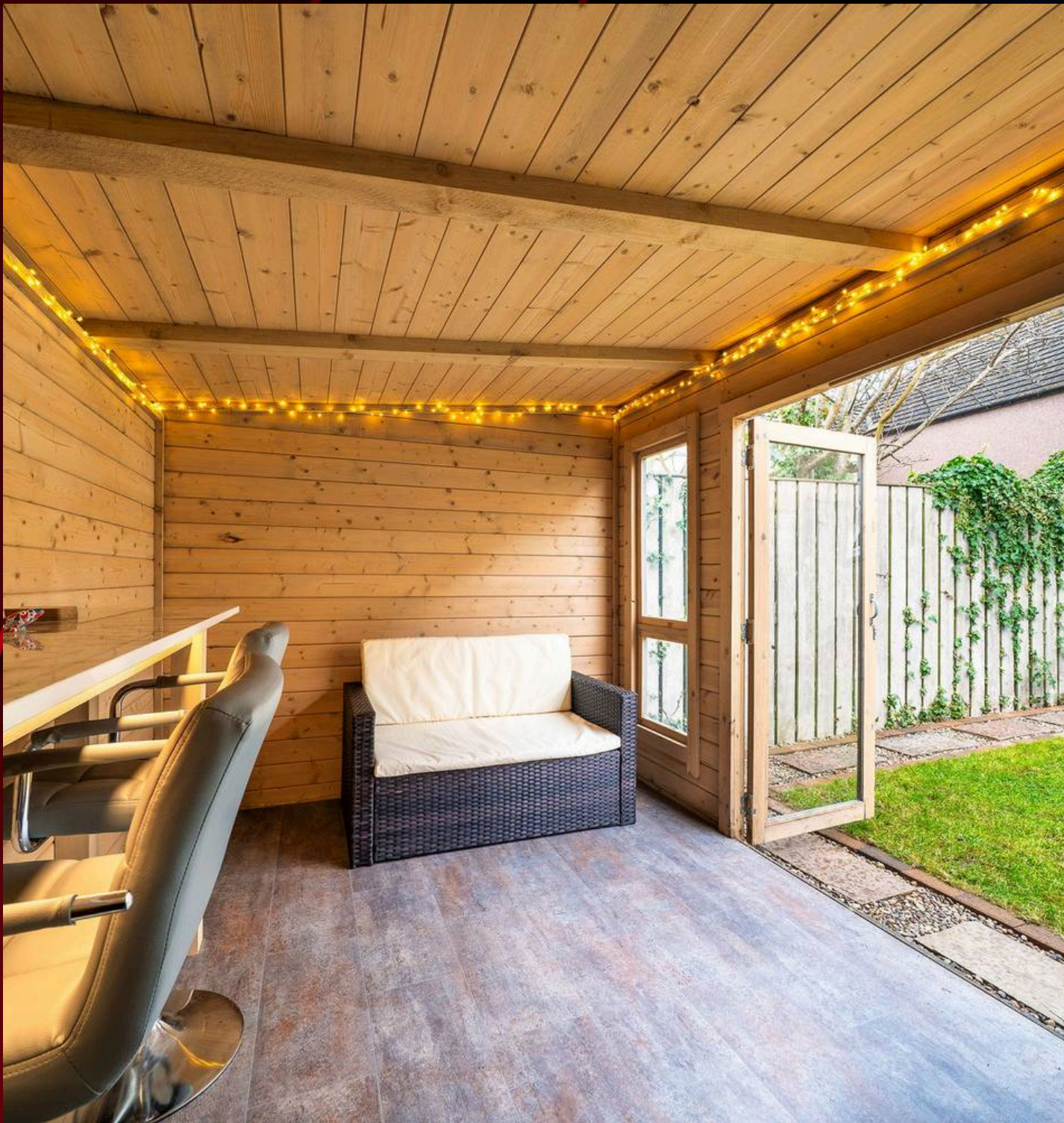
A great-sized double room, currently utilised as a home office with a pull-out sofa bed, offering flexibility to suit a variety of needs. The space features a rear-facing window providing natural light, along with carpet flooring, a central ceiling light, and double fitted wardrobes for convenient storage. A versatile and well-proportioned room, ideal as a bedroom, study, or workspace.



Family Bathroom

6' 2" x 5' 7" (1.87m x 1.71m)

A newly fitted, modern and stylish bathroom featuring a rear-facing window that brings in natural light. The space includes a sleek vanity sink with a contemporary waterfall mixer tap, alongside a WC. A striking LED feature mirror and chrome heated towel rail add both practicality and luxury. Ceiling spotlights enhance the bright, clean feel, while the wet wall finish provides a seamless, low-maintenance look. A feature shelf adds a touch of design and functionality. The bath is complemented by a waterfall tap, with an electric shower and glass screen completing this impressive, high-spec finish.



FRONT GARDEN

Neatly paved pathway leading to the front door. The chipped area provides a low-maintenance outdoor space, enhancing both practicality and appearance. With its tidy finish and attractive layout, the property enjoys excellent kerb appeal.

REAR GARDEN

A very special, fully enclosed outdoor space, thoughtfully designed for both relaxation and entertainment. The garden features a paved patio area and a lawn that leads down to a fantastic summer house at the bottom, offering an incredible bonus for the property. The summer house benefits from power and could easily be transformed into a stylish home office or creative space. Borders with plants add charm and colour, while an outside tap and lighting complete this beautiful, versatile garden retreat.

ON STREET

1 Parking Space

There is ample on-street parking available in this area, providing convenient spaces for both residents and visitors.

GARAGE

Single Garage

A fantastic bonus is the garage, just a short distance from the house. With an up-and-over door, it provides excellent storage or workshop space, adding both practicality and convenience to the property.





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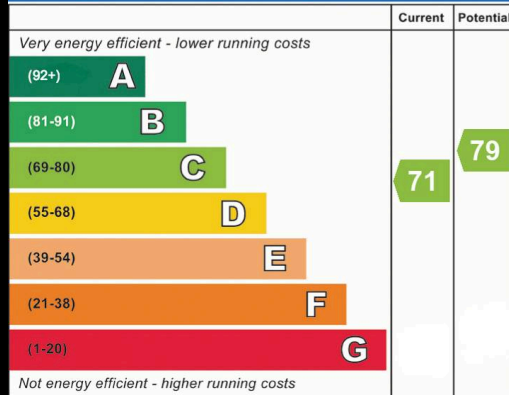
Ground Floor
 Approximate Floor Area
 320 sq. ft
 (29.74 sq. m)

First Floor
 Approximate Floor Area
 294 sq. ft
 (27.28 sq. m)

Approx. Gross Internal Floor Area 614 sq. ft / 57.02 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Energy Efficiency Rating

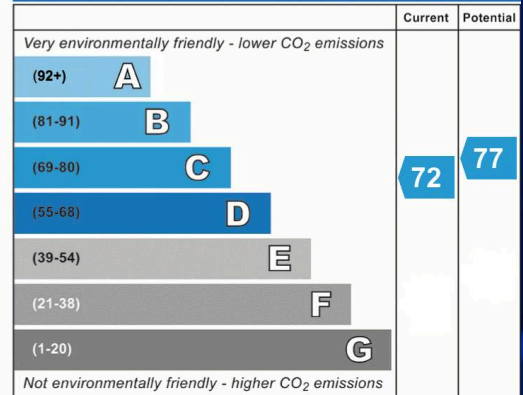


England, Scotland & Wales

EU Directive
 2002/91/EC



Environmental Impact (CO₂) Rating



England, Scotland & Wales

EU Directive
 2002/91/EC





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