



# 193/1, GOGARLOCH SYKE

South Gyle, Edinburgh, EH12 9JE



1

Public Room



2

Bedrooms



1

Bathroom



# 193/1 GOGARLOCH SYKE

**B**enefiting from access to shared gardens and residents' parking, this attractive two-bedroom flat lies on the ground floor of a modern development enjoying a leafy and exceptionally convenient setting, close to Edinburgh International Airport, the motorway network, and local rail, bus, and tram links. The well-proportioned home is filled with natural light and boasts a bay-fronted reception room for relaxation and dining, a stylish, neatly kept kitchen, a tiled shower room, a double bedroom with fitted wardrobes, and a generous second bedroom or ideal study for home workers.







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EPC  
RATING

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COUNCIL  
TAX BAND

**VIEWING**

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Modern development in a leafy, well-connected location
- Ground-floor flat enjoying attractive modern décor
- Communal vestibule with secure entry
- Inviting entrance hall with storage
- Bay-fronted, dual-aspect living/dining room
- Southerly-facing kitchen
- Double bedroom with fitted wardrobes
- Generous second bedroom/study
- Bright tiled shower room
- Shared gardens and residents' parking



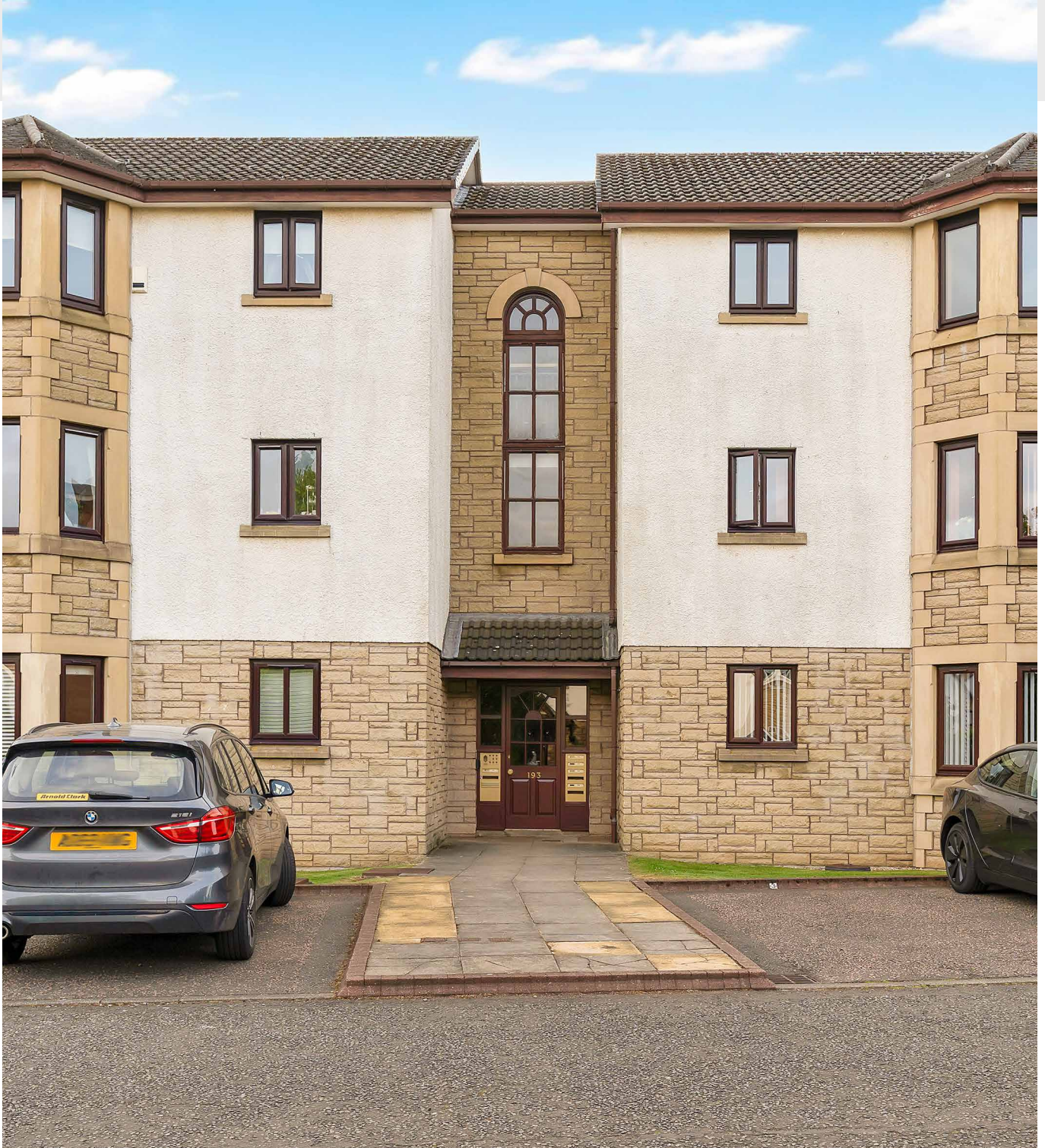






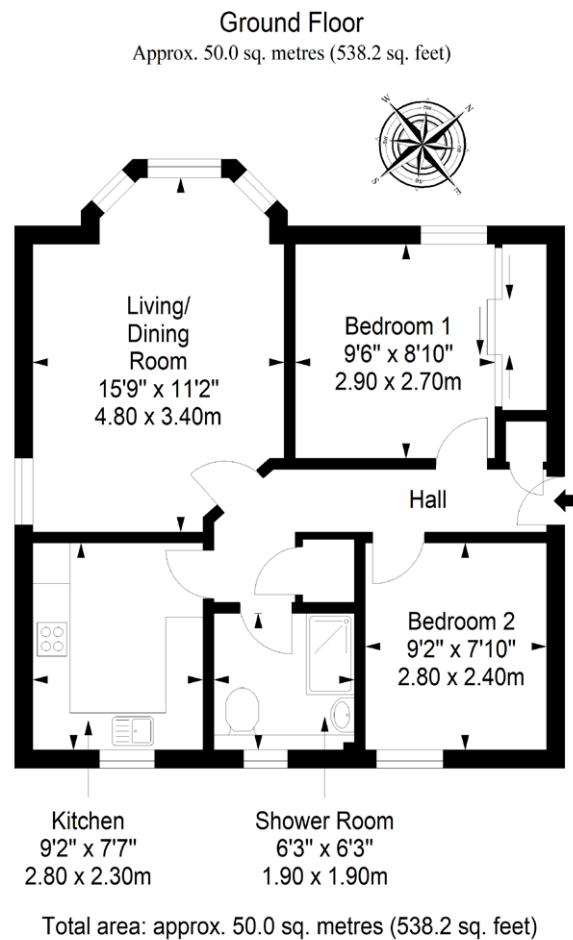
Extras: All fitted floor and window coverings and light fittings are included.

Factor: The factor is managed by Charles White at an approximate quarterly cost of £275, which includes electricity fees for the area and the increase in gardening costs during the summer months.



# SOUTH GYLE

Lying west of Edinburgh city centre, thriving South Gyle is a popular choice for commuters travelling into the capital and beyond, due to its proximity to Edinburgh Airport and major road networks, and superb public transport links, including two train stations, the Edinburgh tramline, and a vast bus network. Hugged by the Edinburgh Green Belt, South Gyle is home to a blend of leafy residential areas and prosperous business premises. The area is served by excellent shopping amenities too, particularly at the Gyle Shopping Centre, which hosts an array of high-street retailers and family restaurants, as well as major supermarkets. One of Edinburgh's largest public parks, Gyle Park offers breath-taking views of the city skyline, as well as fantastic outdoor recreational facilities, including sports pitches, an outdoor gym, and a skateboard/BMX park. For those who prefer to exercise indoors, David Lloyd Edinburgh Corstorphine (also within Gyle Park) boasts a state-of-the-art gym, a pool and additional sport and fitness facilities. South Gyle provides local primary and secondary schooling and is well placed for excellent further and higher education, including Edinburgh College, Heriot-Watt University and Edinburgh Napier University.



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