



144 GYLE PARK GARDENS

Corstorphine, Edinburgh, EH12 8NU



1

Public Room



2

Bedrooms



1

Bathroom



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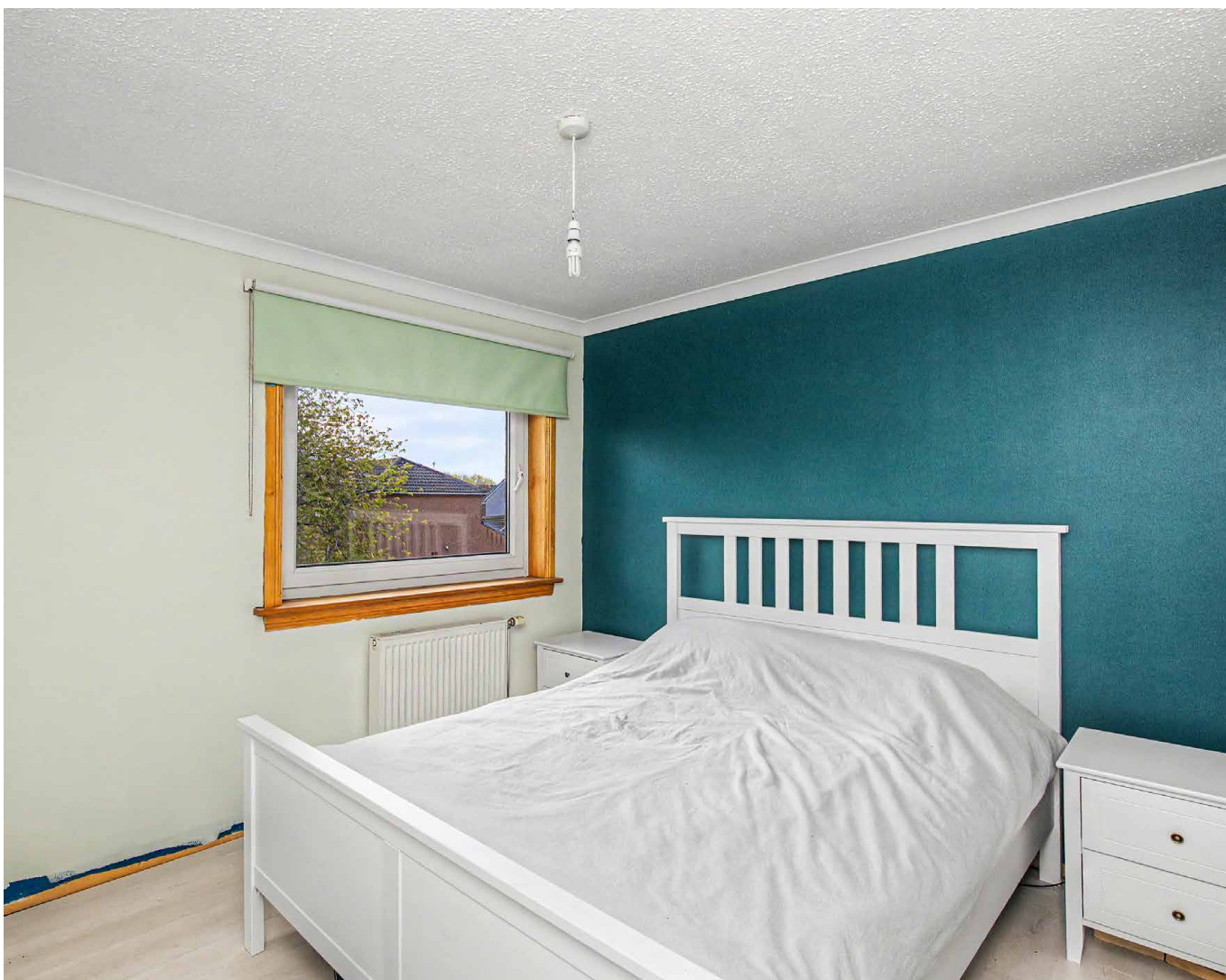
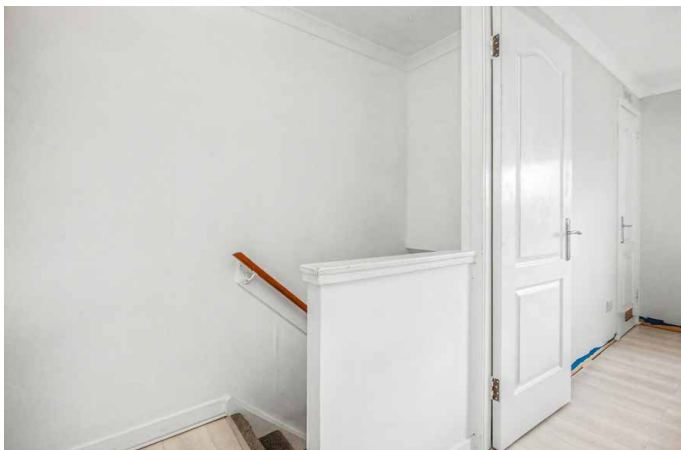
This two-bedroom semi-detached house is a south-facing residence which offers bright and spacious interiors finished in light hues. The home enjoys a modern open-plan layout at ground level, creating a sociable flow of accommodation between the elegant living area and well-appointed kitchen/dining room. Upstairs, the two double bedrooms offer space, versatility, and excellent storage. They are served by a bright three-piece bathroom. Meanwhile, outside, there is private parking for two cars and a spacious garden (enclosed by a high wall and fence), which is perfect for summer barbecues.

Set within easy walking distance of the Gyle Shopping Centre, this property has a highly convenient location in popular Corstorphine. It is close to outstanding amenities and a choice of supermarkets, as well as leisure facilities such as David Lloyd Edinburgh (which is home to a pool, sauna, and gym). Nearby Gyle Park offers plenty of space for gentle strolls and morning jogs, in addition to a skate park, sports pitches, and a playpark. For travel, bus links are a brief walk away along with rail and tram links for a speedy commute to the city centre or airport. The city bypass is readily accessible too, as is the M8/M9 motorway network and the Queensferry Crossing, making it an appealing location for commuters and families alike.









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Features

- A well-presented semi-detached house
- Prime location in sought-after Corstorphine
- Welcoming entrance hall
- South-facing living room with panelling
- Shaker-inspired kitchen/dining room
- Two double bedrooms with storage
- 3pc bathroom with an overhead shower
- Mature front garden
- Spacious, fully-enclosed rear garden
- Attached garage and driveway with EV charger





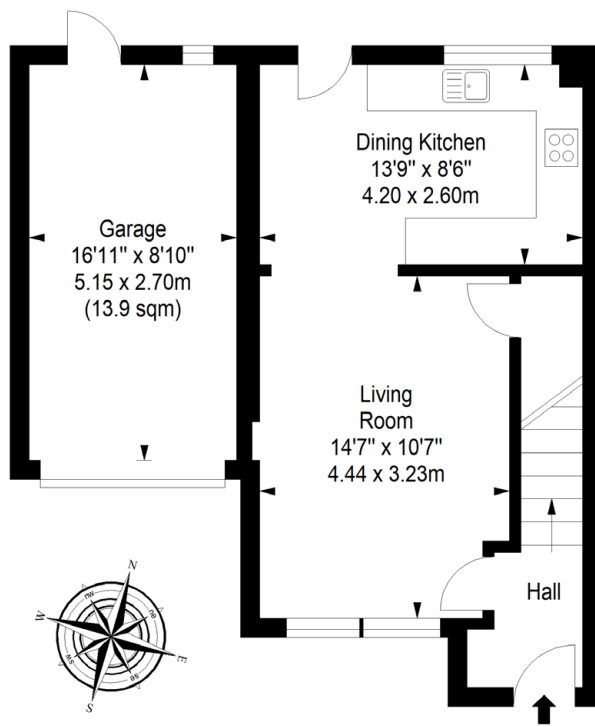
Extras: integrated kitchen appliances (oven and ceramic hob) to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



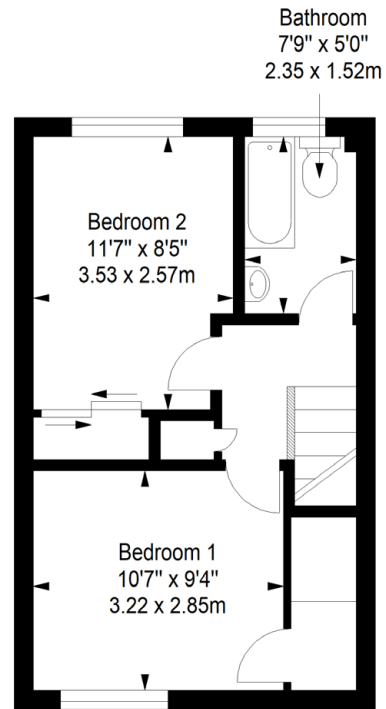
CORSTORPHINE, EDINBURGH

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.

Ground Floor
Approx. 31.5 sq. metres (339.1 sq. feet)



First Floor
Approx. 30.2 sq. metres (325.1 sq. feet)



Total area: approx. 61.7 sq. metres (664.2 sq. feet)

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