



Solicitors & Estate Agents



Offers Over
£185,000

31/4 South Gyle Wynd

South Gyle | Edinburgh | EH12 9EU

A beautifully presented first floor flat, forming part of a leafy modern development and enjoying a superb high amenity location, with frequent transport links to the Edinburgh City Centre via rail, tram and bus.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Allocated parking space
-  EPC rating - C
-  Council tax band - C



Description

A perfect first home or investment property the flat has been tastefully decorated and upgraded by the existing owner, including a newly installed boiler (March 2026) which comes with a twelve-year warranty.

The accommodation briefly comprises: entrance hallway, spacious reception/dining room which enjoys a sunny south facing aspect and features coving and laminate flooring, well equipped modern kitchen which has been fitted with a variety of white base and wall units, complete with contrasting wipe-clean worktops and an assortment of integrated appliances, two generously sized double bedrooms both with built-in storage, and stylish contemporary bathroom with three piece white suite, splash screen, tiling and over-bath shower.



Extras

All light fittings, floor coverings, blinds, integrated appliances and white goods will be included. Many items of the larger pieces of furniture are available via separate negotiation.

Gardens and Parking

There are areas of communal garden grounds scattered throughout the development, including planted beds, bushes and fruit trees. These are maintained by SGPA for a modest annual fee of £100. The property also has its own allocated parking space.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

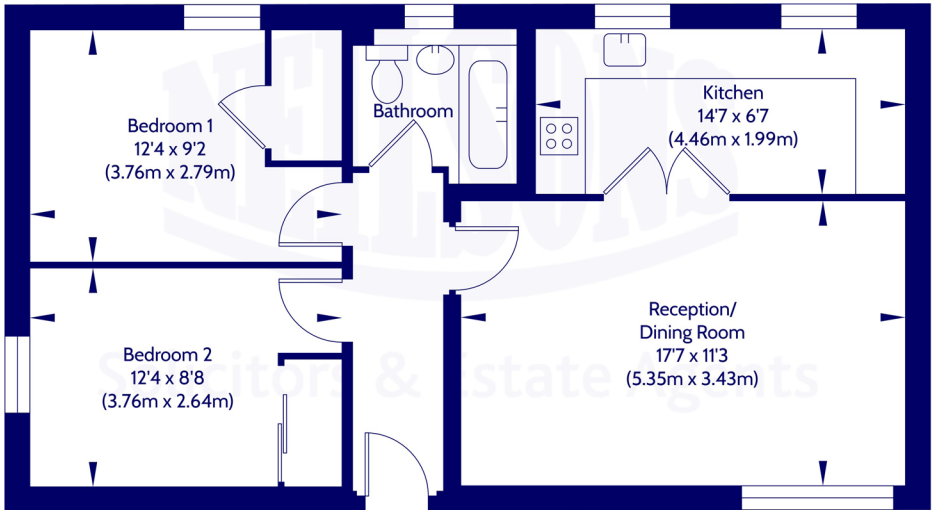
The property forms part of an established residential development, situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping facilities 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 58 Sq M / 625 Sq Ft.

1st 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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