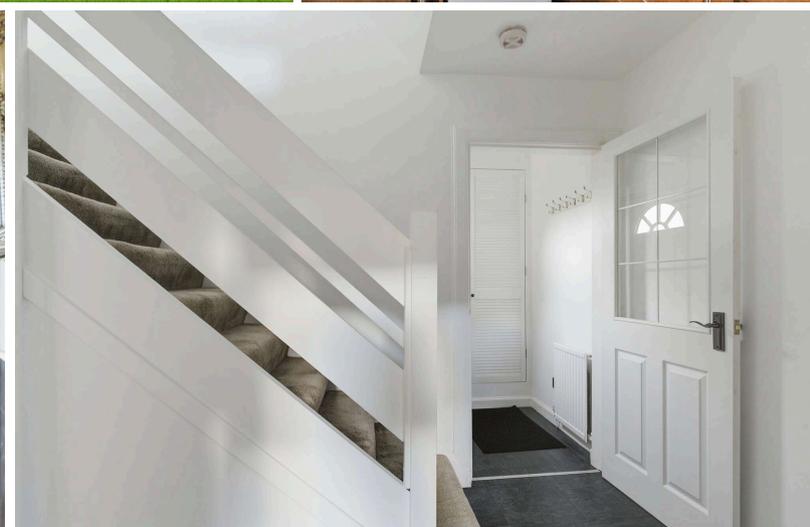




212 South Gyle Mains
EDINBURGH, EH12 9ES

- Immaculately presented
- Ideal First time buy/
investment
- Easy to maintain private rear
garden
- EPC: Rating C
- Council tax band: C





With a pleasant leafy outlook towards South Gyle Mains green, the property is located within a popular area of the development in South Gyle. This well-presented two bedroom end-terraced home. The house benefits from bright and spacious accommodation over two floors, with a low maintenance front and rear private garden and on street parking. The property is presented in move in-condition and welcomes a variety of buyers including first time buyers, young families and working/commuting professionals.

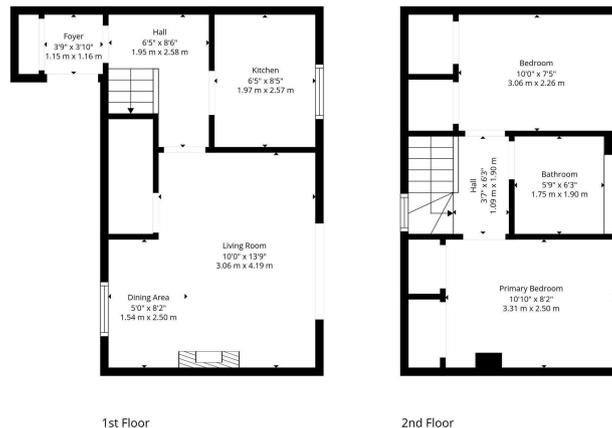
The accommodation comprises:

entrance foyer with built in cupboard, spacious living room with patio doors to the rear garden, Compact kitchen with built in units and worktop and free appliances including gas hob, Single oven, free standing fridge freezer and free standing washing machine. A carpeted staircase leads up to the landing which hosts an airing cupboard and loft access, two bright and spacious double bedrooms, finishing the accommodation is the family bathroom, consisting of a three-piece suite including a bath with shower over. Gas central heating and double glazing throughout ensures a comfortable living environment all year round.

Externally, the property boasts an easy to maintain front which is mainly perimeter hedges, and a low-maintenance rear garden with sunny patio and AstroTurf spaces with access to the rear for the bins. There is an allocated parking space to the front of the property?

Location:

South Gyle is located to the west of the city and is popular with families and young professionals alike. South Gyle Business Park, RBS Gogarburn and the Gyle Shopping Centre are all within close reach. Excellent transport links are available with train, tram, bus and road links making this an ideal area for commuters. There is also an excellent selection of retail opportunities at the Gyle Shopping Centre which has a large Marks and Spencers and Morrisons Supermarket. Hermiston Gait retail park is also close by offering a further selection of high street retailers and a Tesco Supermarket. There are also good schools within the local catchment area which includes Gylemuir Primary School and Forrester High School.



TOTAL: 618 sq. ft. 58 m²
 1st floor: 320 sq. ft. 30 m²; 2nd floor: 298 sq. ft. 28 m²
 EXCLUDED AREAS: WALLS: 78 sq. ft. 7 m²
Measurements Deemed Highly Reliable But Not Guaranteed



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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