










Offers Over

£200,000

46/14 North Gyle Grove

Corstorphine | Edinburgh | EH12 8LF

A generously proportioned and immaculately presented top floor flat, forming part of a well-kept purpose-built block and boasting a private balcony and spectacular south facing views towards the Pentland Hills.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Allocated carport
-  Communal gardens
-  EPC rating – E
-  Council tax band - D



Description

A much-loved family home for many years the property is bordered by regularly maintained communal grounds and offers highly flexible living with abundance of built-in storage, including two attic spaces, and an allocated carport located nearby.

The property briefly comprises entrance hallway with built-in storage cupboards, a generously sized, light filled reception/dining room with attractive flooring, impressive open views to the front and a private balcony located to the rear. Well equipped kitchen which has a dual aspect and has been fitted with a variety of wood base and wall units, as well as contrasting wipe-clean worktops, and a range of built-in appliances. Two bright and spacious double bedrooms, a versatile single bedroom which would work well as a home office or child's bedroom, and finally a stylish contemporary bathroom with three piece white suite and over-bath shower.



Extras

Gardens, Parking and Factor

The property is bordered by well kept lawned gardens, peppered with a variety of planted beds, small trees and shrubs. Ample on street parking is available and the property also has its own allocated carport.

The communal areas are maintained by Trinity Factors at a monthly cost of approximately £40.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

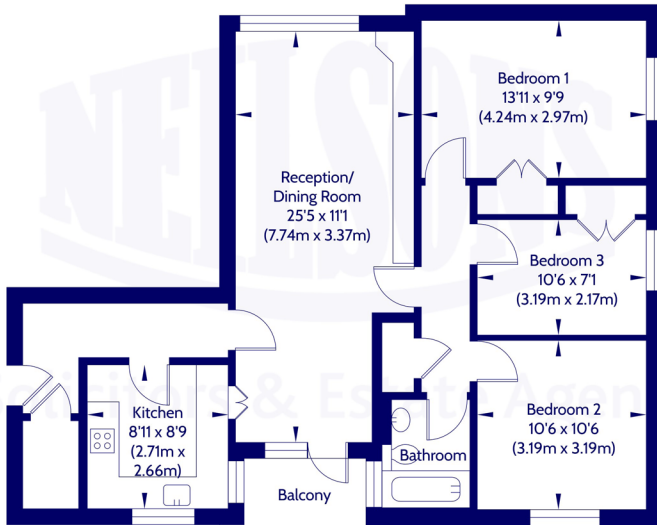
The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible and the property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo.





Approx. Gross Internal Floor Area 82 Sq M / 888 Sq Ft.

3rd 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.



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