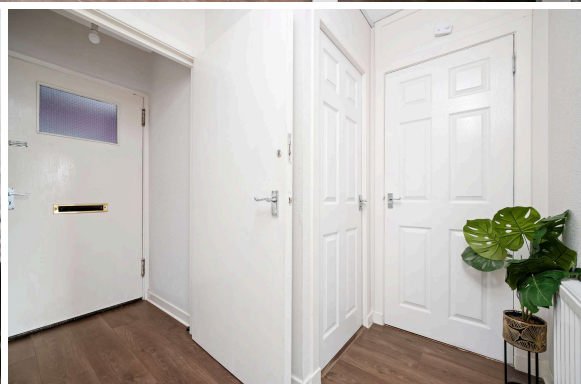




22/1 South Gyle Park
SOUTH GYLE | EDINBURGH | EH12 9EL



22/1 South Gyle Park

SOUTH GYLE | EDINBURGH | EH12 9EL

An excellent opportunity has arisen to acquire this beautifully presented one-bedroom lower flat, complete with a generously sized shared drying area, situated within the highly sought-after residential area of South Gyle, conveniently located to the west of Edinburgh city centre.

Presented in true move-in condition, this attractive property is ideally suited to first-time buyers, while also offering excellent investment potential for buy-to-let purchasers.

The accommodation features a bright and spacious living room, enhanced by an abundance of natural light, creating a welcoming and comfortable living space. The adjoining contemporary kitchen and dining area is stylishly appointed and benefits from ample built-in storage, providing both practicality and modern convenience.

The generously proportioned double bedroom offers excellent accommodation and further benefits from large built-in wardrobe storage. Completing the interior is a sleek, modern bathroom finished to a high standard.

Perfectly positioned just a short walk from the wide range of shops, restaurants, and everyday amenities at The Gyle Shopping Centre, the property also enjoys excellent transport connections, providing easy access throughout the city and beyond.

Offering comfort, convenience, and strong appeal to a range of buyers, early viewing is highly recommended.

- Highly sought-after South Gyle location
- Move-in ready condition
- Bright, spacious living room
- Modern fitted kitchen
- Large bedroom with built-in storage
- Close to The Gyle Shopping Centre & transport links

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

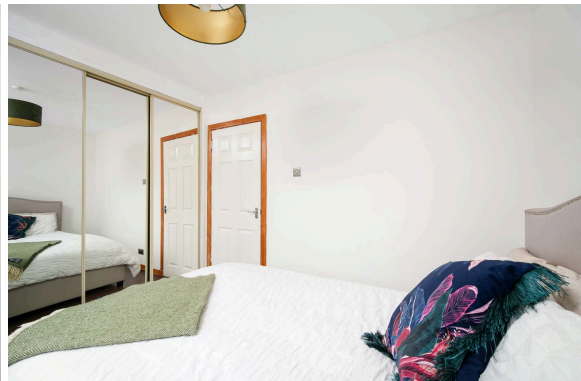


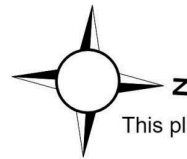
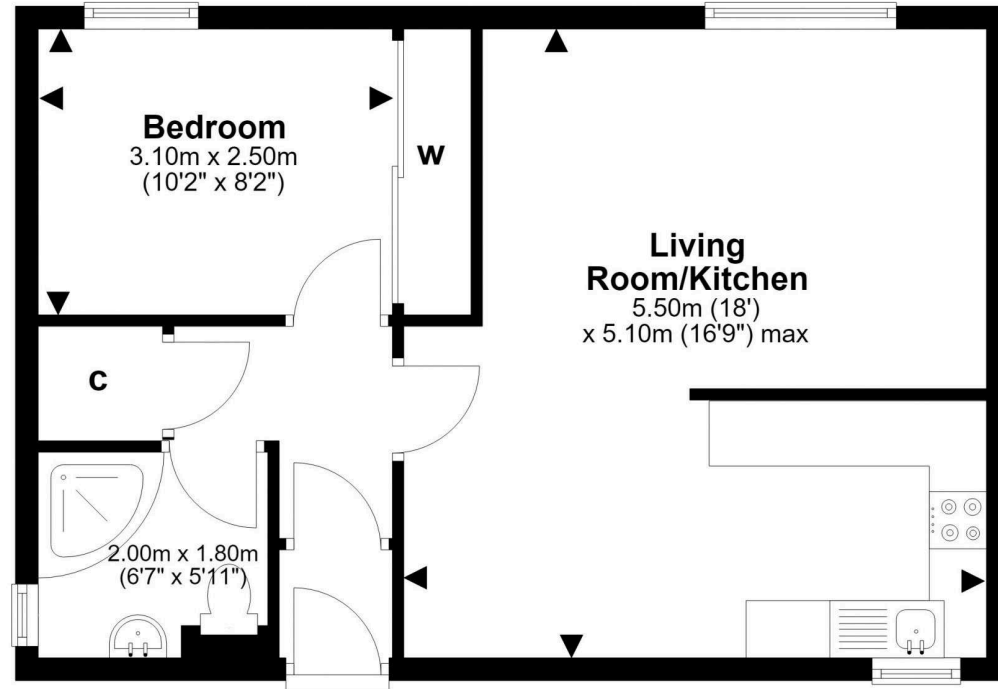
All blinds, curtains, appliances, and furniture are included in the sale.

Energy Rating C. Council Tax band B.

Factor fees of £100 per year to the South Association.

The subjects are located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex, which operates on a seven day a week basis and includes a large M&S and Morrisons. Further shops, banking and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also very conveniently placed for those working at the Edinburgh Business Park. Efficient tram and bus and rail services operate from the area and the city bypass, airport and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.