










Offers Over
£225,000

38 Gogarloch Syke

South Gyle | Edinburgh | EH12 9JB

This spacious end terraced home is pleasantly situated within a peaceful cul-de-sac setting, within a well-established residential development, offering a quiet and private setting. The property is ideally located, providing convenient access to a range of local amenities, including the popular Gyle Shopping Centre, and benefits from excellent transport links for easy commuting.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private gardens
-  Allocated parking space
-  EPC rating - D
-  Council tax band - D



Description

The accommodation in brief comprises; welcoming entrance hall, generously proportioned and bright lounge, stylish fitted kitchen/dining room with door providing direct access to the rear garden, light and airy principal bedroom with excellent storage facilities, second well proportioned bedroom and bathroom with white three-piece suite and shower over bath.



Extras

The fridge/freezer, machine machine and oven/hob will be included in the sale.

Gardens & Parking

There are private gardens to the front, side and rear of the property and an allocated parking space is located to the front.

Viewing

By appointment through Neilsons (0131 625 2222).



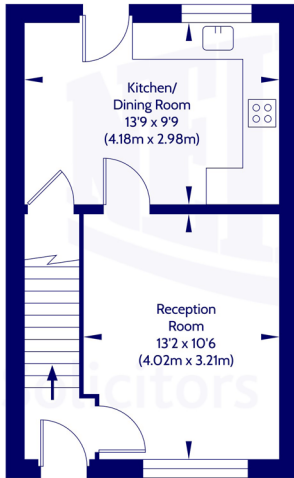


Location

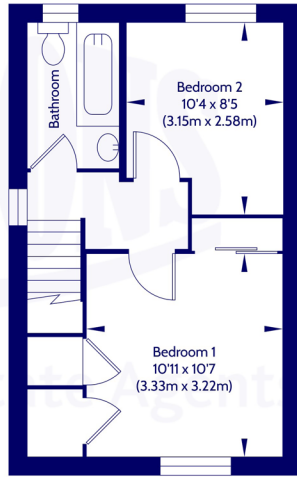
The property is located in the desirable South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping requirements with many high-street shops and services. 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. A frequent bus service 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. A tram stop can be found a short walk away with which goes from the City Centre to Edinburgh Airport. 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 60 Sq M / 645 Sq Ft.



Ground Floor



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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