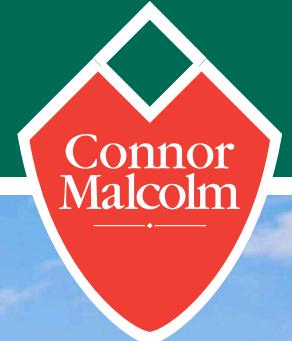


140 (flat 4) Gylemuir Road, Corstorphine, Edinburgh, EH12 7UG



Description

Forming part of an established modern development in the prime, high amenity area of Corstorphine close to a host of fantastic local amenities and commuting links. Offering tastefully presented and light filled living space, this rarely available three bedroom first floor flat would make an ideal home for an individual or couple and commands an enviable setting with south-facing views over parkland.

- Shared secured entry
- Stairs and lift to upper levels
- Reception hall with storage
- Generously proportioned living room and access to balcony with open outlook
- Well equipped kitchen
- Master bedroom with fitted wardrobes and en-suite shower room
- Double bedroom 2/formal dining room
- Bedroom 3
- Bathroom comprising a three piece suite with shower over bath
- Gas central heating (new boiler installed 2025) and double glazing
- Well maintained communal grounds
- Secure communal bicycle store
- Residents parking



Factor

The development is factored by Trinity Factors for approx. £130 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

Extras

The fitted floor coverings, light fittings, curtains, blinds, oven, hob, cooker hood, washing machine, dishwasher and fridge/freezer are included.

EPC Rating: B



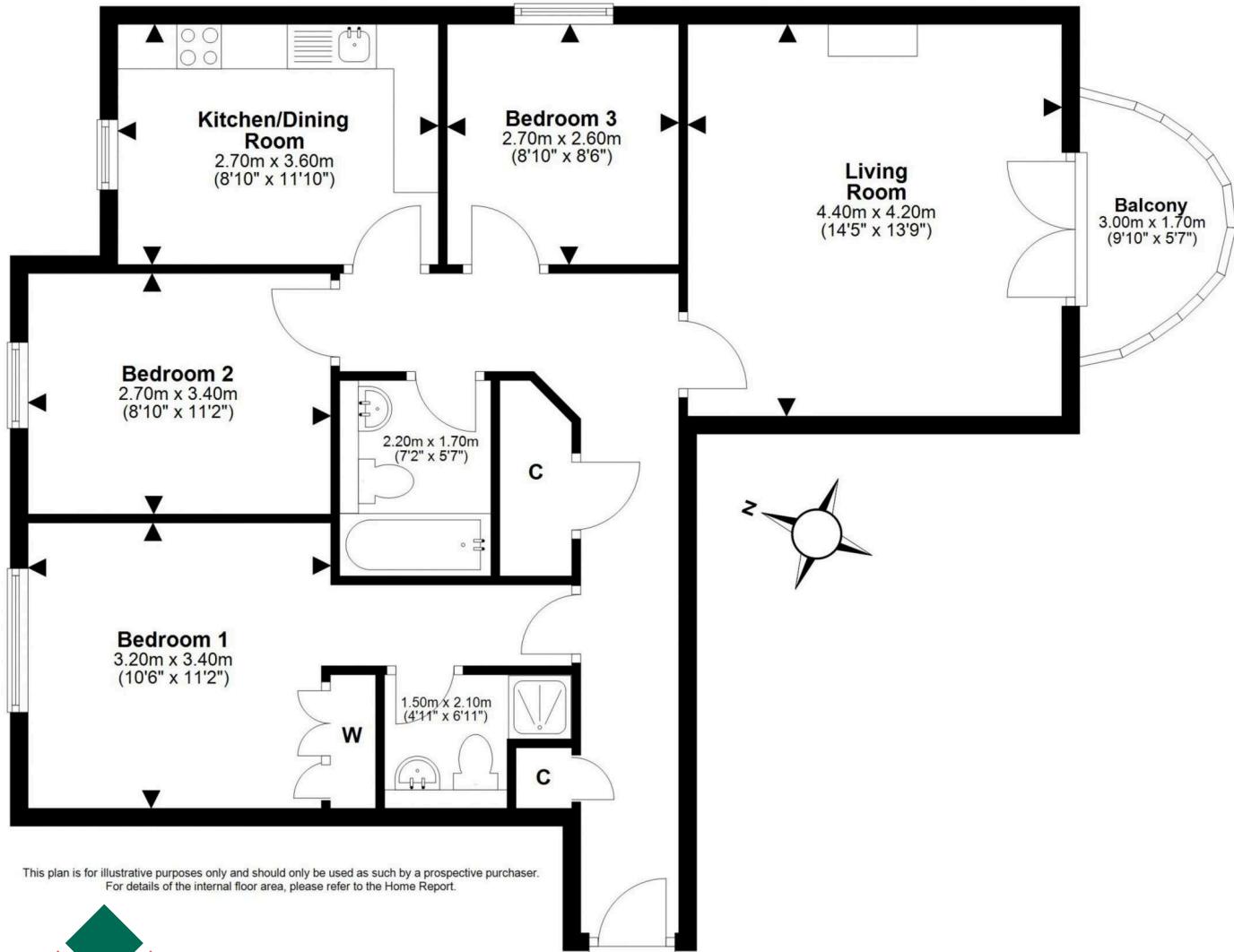
Location

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a large Tesco supermarket, Lidl, Co-op, GP surgery and dental practice all within easy reach. The Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc