










Offers Over
£165,000

133/2 Gylemuir Road

Corstorphine | Edinburgh | EH12 7DL

This well-presented ground floor one-bedroom flat forms part of an established residential development, ideally located close to a wide range of excellent local amenities and transport links. Offering comfortable, low-maintenance living, the property is perfectly suited to first-time buyers, downsizers, or those seeking a convenient base.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation opens with a welcoming hallway, thoughtfully designed to include a range of useful storage options, helping to keep the living space neat and organised. From here, you are led into a bright and spacious reception room, enhanced by a west-facing bay window that floods the space with natural afternoon and evening light. This inviting room offers excellent proportions, easily accommodating both comfortable lounge seating and a dedicated dining area, making it ideal for relaxing or entertaining.

The fitted kitchen is well laid out and equipped with a selection of wall and base units, providing ample storage and worktop space. Integrated appliances are neatly incorporated, while a practical breakfast bar adds a sociable element, perfect for casual dining or morning coffee. The double bedroom is generously sized and offers a calm, comfortable retreat, complete with soft carpeted flooring and built-in storage to maximise space and functionality.

The accommodation is completed by a well-appointed bathroom, fitted with a three-piece suite and a shower over the bath, offering both convenience and versatility for everyday living.

Newton management are the factoring agents for the development. The monthly cost for the stair cleaning, gardening, the factoring fee and buildings insurance is approx £60.



Extras

The property shall be sold with all fixtures, fittings, curtains, integrated appliances and fitted floor coverings.

Gardens & Parking

The building is surrounded with well maintained communal garden grounds and there is private residents' parking located to the side of the block with additional visitor parking available within the development.

Viewing

By appointment through Neilsons (0131 625 2222).





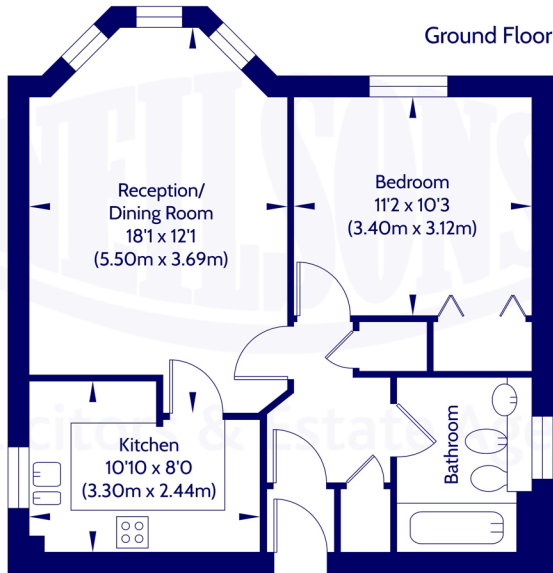
Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities, including a large Tesco 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 and 900 Bus Service to Glasgow. 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 49 Sq M / 525 Sq Ft.



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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

