



Offers Over

£295,000

68 Gogarloch Road

South Gyle | Edinburgh | EH12 9JA

A rare opportunity has arisen to purchase this delightful, end-terraced villa commanding a large corner plot with gardens to the front, side and rear together with a multi-vehicle driveway. Quietly tucked away in a pleasant cul-de-sac setting in the ever popular South Gyle district of the city, the property is within easy access to the Gyle Shopping centre, South Gyle train station and the superb commuting links of the M8/M9 and City Bypass.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - D



Description

The property offers excellent potential for development, subject to the relevant planning permissions being obtained and shall undoubtedly appeal to those with a vision to create a bespoke home in a fantastic location. As it stands the property is ready to move-into and would appeal to the professional person/couple or families.

Enhanced with a generous layout and light-filled interior, the accommodation comprises; entrance hallway with carpeted staircase leading to the upper floor. The stylish fitted kitchen is located to the front and is fitted with a range of wall and base units with complementary worktops and splashback paneling. All appliances can be included in the sale which include the built-in gas hob, electric oven, hood, fridge freezer, dishwasher and washing machine. Located to the rear is a sizeable reception/dining room with handy understair storage cupboard, a feature fireplace incorporating the electric fire with French doors leading to the conservatory providing direct access to the rear garden. Upstairs leads to the two good-sized double bedrooms, with the larger of the two benefiting from built-in wardrobes. Lastly the extensively tiled bathroom comprises of a white three piece modern suite with both an electric shower and mains shower attachment. In addition, there is an extensively floored attic with Ramsay ladder and light, providing excellent additional storage provisions. Further benefits include gas central heating with recently upgraded boiler (with warranty) and Google Nest system together with double glazing.



Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.

Additional Information

It should be noted that preliminary plans have been prepared for proposed development and can be made available on request. NB: These plans have not been approved and are for illustration purposes only.

Extras

All fitted floor coverings, light fittings and curtains will be included in the sale together with the BOSCH built-in gas hob, electric oven and hood, fridge freezer, dishwasher and BOSCH washer/dryer. The wardrobes can be included in the sale if desired.

Externally

The property commands a sizeable corner plot with garden grounds to the front, side and rear of the property. To the front there is an area of lawn with driveway providing off-street parking for 2-3 cars. Gated access leads to the large side garden which houses 3 sheds, 1 with power and all included in the sale, with the sunny west-facing rear garden, fully enclosed with fencing and laid mainly to lawn.

Resident's Association

Gogarloch Community Park Association oversee the upkeep of the communal garden grounds within the development, with voluntary donations accepted.

Viewing

By appointment with Neilsons on 0131 625 2222.





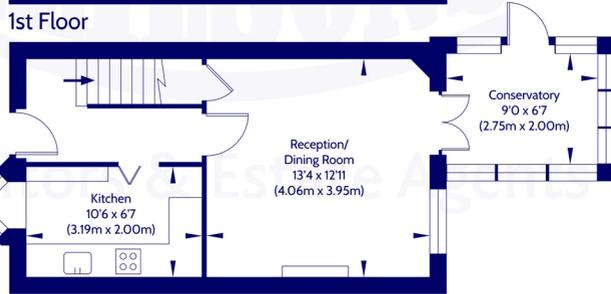
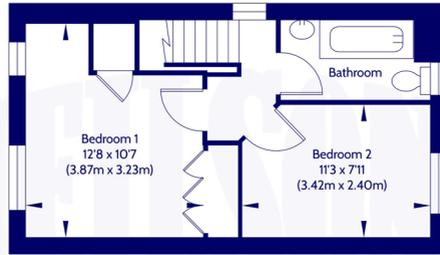
Location

The property is located on a peaceful residential street in the increasingly popular suburb of South Gyle, which lies to the west of Edinburgh City Centre. Conveniently placed for Edinburgh Business Park and Gogarburn, an increasing array of recreational and dining facilities have joined/are joining the area, including the popular Patina bakery and planned Edinburgh Arena concert venue. Close by, The Gyle Shopping Centre and Hermiston Gait offer a wide range of shops and supermarkets and a pedestrian pathway offers swift access through to the shops and services of Corstorphine. The area is very well served by local public transport by train or bus which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City ByPass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 65 Sq M / 696 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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