

SOUTH GYLE

143/5 SOUTH GYLE WYND
EH12 9EY



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EPC RATING: D

FIXED PRICE £190,000



WELL MAINTAINED, MODERN & SPACIOUS TWO BED DUPLEX APARTMENT

Located in the very popular area of South Gyle is this well presented, second & third floor flat which would make an ideal home for first time buyers, investors, sharers or a young family, having well renowned schools close by. There are an amazing array of shopping & leisure facilities nearby, together with work & study opportunities, with easy access into and out of town via the motorway network & excellent public transport facilities.

VIEWING

Please Call Jardine Phillips 0131 4466850

PROPERTY DESCRIPTION

- Hall with staircase leading to the upper level
- Large, dual aspect sitting/dining room with feature electric 'log burner', mount for tv & understair storage cupboard housing the boiler
- Immaculate kitchen with good range of contemporary white high gloss units & appliances
- Principal bedroom with fitted wardrobe with mirrored doors
- Second double bedroom with fitted wardrobe and overstairs storage cupboard
- Bathroom with bath with shower over, fitted vanity sink unit & wc
- Gas central heating from combi boiler located off the lounge
- Timber framed double glazed windows
- Communal garden ground surrounding the development with lawns, patio & drying green
- Allocated residents' parking space
- Well maintained building with annual charge to owners' association to maintain trees & hedges around the estate

AREA

South Gyle is a very popular area of Edinburgh which lies to the west 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 Shopping Centre which includes a large M&S & Morrisons. David Lloyd is also close by providing excellent leisure facilities together with a great local bar/restaurant a few minutes' walk away. Neighbouring Corstorphine provides a further wide range of retail outlets, coffee shops, bars, restaurants, banks & high street amenities, with Hermiston Gait just a short drive away with its further range of retail units. The property is also very conveniently placed for those working at Edinburgh Business Park & RBS at Gogarburn,

together with Napier & Heriot Watt universities. Efficient tram, bus & rail services operate into the city centre & surrounding areas, and the city bypass, airport & main motorway networks are also within easy reach. The property is in the catchment for well renowned schools including Gylemuir and St Joseph's RC Primary Schools and Forrester & St Augustine's RC High Schools.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor fan, integrated fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£190,000

Sitting/dining room	14'5 x 13'5 (4.39 x 4.09m)
Kitchen	8'1 x 6'9 (2.46 x 2.06m)
Bedroom 1	13'6 x 8'2 (4.11 x 2.49m)
Bedroom 2	10' x 7'4 (3.05 x 2.24m)

Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

South Gyle Wynd,
Edinburgh, EH12 9EY

SquareFoot

Approx. Gross Internal Area
622 Sq Ft - 57.78 Sq M
For identification only. Not to scale.
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Second Floor

Third Floor

espc

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