



Offers Over

**£235,000**

## 114 South Gyle Mains

South Gyle | Edinburgh | EH12 9ER

This spacious and bright end terraced villa with private garden and single garage, is quietly situated within the ever-popular district of South Gyle, close to excellent transport links and amenities. In move-in condition the property would undoubtedly appeal to the young professionals or young families and internal viewing is highly recommended.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Garden
-  Garage
-  EPC Band - D
-  Council Tax Band - C



## Description

In brief the accommodation comprises; welcoming entrance hallway, dual-aspect generously proportioned lounge/dining with door providing direct access to the private rear garden, modern fitted kitchen (installed 2026), light and airy principal bedroom with fantastic fitted storage, second well proportioned bedroom and stylish bathroom with three-piece suite and shower over bath (installed 2026). Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, washing machine and fridge/freezer.

## Gardens & Parking

There is a well maintained, private garden to the rear and a single garage is located within the residents car park to the rear.

An annual fee is payable of approximately £85 for the upkeep of the communal areas payable to South Gyle Proprietors Association.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

The property forms part of an established residential development, situated in the popular 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 facilities 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. Frequent bus and tram services 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. Schooling is available within the vicinity from nursery to secondary level with Edinburgh College, Napier and Heriot-Watt University all within easy reach.





Approx. Gross Internal Floor Area 56 Sq M / 606 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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