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Offers Over

**£485,000**

## 3 Gogarloch Syke

South Gyle | Edinburgh | EH12 9JD

A well presented and thoughtfully extended four bedroom detached villa, set within an established modern development in the sought after residential area of South Gyle. Ideally positioned close to excellent local amenities and transport links, the property offers bright, flexible accommodation complemented by a south facing garden, together creating a home ideally suited to modern family living.

-  4 bedrooms
-  3 public rooms
-  2 bathrooms plus WC
-  Front and rear gardens
-  Driveway
-  EPC rating – C
-  Council tax band - F



## Description

Downstairs briefly comprises of a welcoming hallway with understairs storage and handy WC, a light and airy lounge with a box bay window, arch through to the dining room which offers access to the garden, a dining kitchen with a range of wall and base units with co-ordinated worktops, tiled splashbacks and a door to the side, and a versatile family room.

Moving upstairs there are three double bedrooms all with built in wardrobes and the principal having an en-suite shower room with overhead rainfall shower, a fourth bedroom which would make an ideal home office, and a contemporary family bathroom with a crisp white suite, shower over the bath and heated towel rail. The property further benefits from gas central heating, double glazing and an alarm system.



## Extras

Included in the sale will be the electric oven and hob, washing machine, fridge/freezer, and garden shed.

## Gardens and Garage

There is a neat lawned garden to the front of the property, whilst to the rear lies a generous south facing garden, mainly laid to lawn with a spacious patio, offering an ideal setting for outdoor dining and relaxation during the warmer months, and a safe and enjoyable space for children and pets. A driveway offers convenient off street parking, with additional on street parking available.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

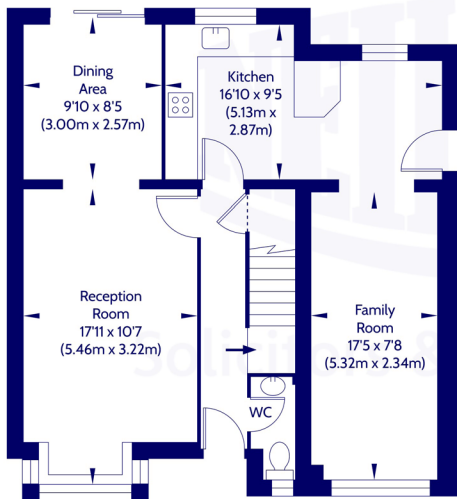
3 Gogarloch Syke is situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogarburn are both easily accessible together with the Gyle Shopping Centre, which provides excellent day to day shopping requirements with many high street shops and services. 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 provide quick and easy access into the city centre. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.



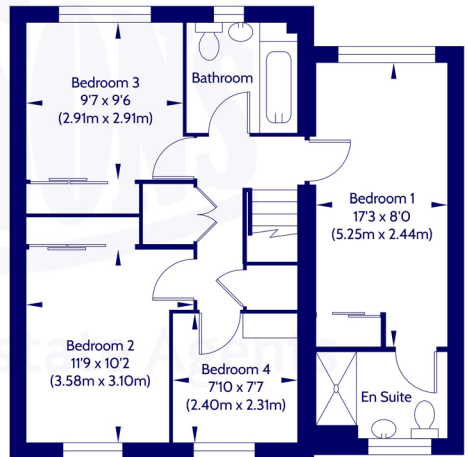


Approx. Gross Internal Floor Area 120 Sq M / 1291 Sq Ft.

### Ground Floor



### 1st Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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