



136/5 Gylemuir Road

Corstorphine, Edinburgh, EH12 7UG



VMH ESTATE AGENTS



Well-presented 1st floor flat overlooking Gyle park in the popular Corstorphine area

- Sitting/dining room
- Kitchen
- Principal bedroom with en-suite
- Second bedroom
- Bathroom with 3-piece suite
- Lift Access
- Open outlook over Gyle park
- Residents parking & bike shed
- Secure entryphone system
- Gas central heating & double glazing



Offers Over:

£250,000



Further information can be found in the home report.

About the Property

The property is a bright and well presented 2 bedroom 1st floor flat located to the rear of the building, overlooking Gyle Park in the highly sought-after Corstorphine area.

Offering spacious and well proportioned accommodation, the property benefits from a generous sitting/dining room, fitted kitchen, two good sized bedrooms (principle bedroom with en-suite) and excellent storage throughout. The flat further enjoys attractive open views, residents parking and well maintained communal grounds.

Ideally positioned close to excellent local amenities, transport links and The Gyle Shopping Centre, the property is well suited to first time buyers, professionals or investors alike.

Extras

To include all fitted flooring, carpets, curtains, curtain poles and blinds, the oven, hob, fridge/freezer, washing machine & dishwasher. Further items may be available by separate negotiation.



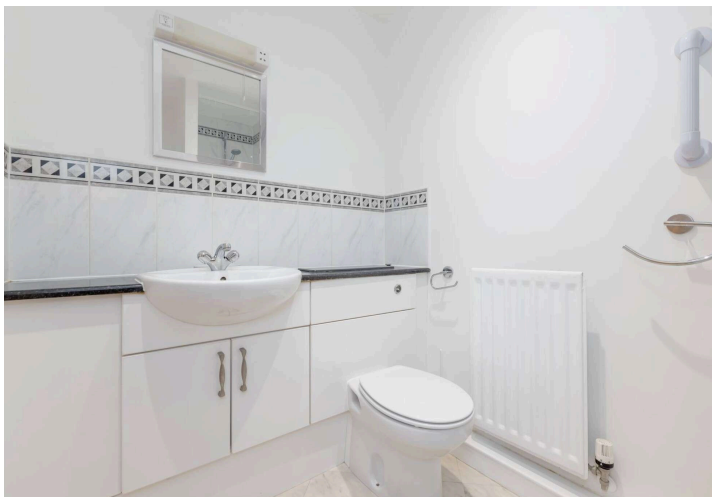


📍 Location

Corstorphine is a highly desirable residential area west of Edinburgh City Centre, offering excellent transport links by road, rail, tram, and bus, with Edinburgh Airport nearby.

Renowned for its extensive shopping options, the area combines traditional high street stores with major retailers, including Tesco Extra, Lidl, Co-op, and the nearby Gyle Shopping Centre. Residents enjoy a wide range of leisure facilities, including David Lloyd Health Club, local sports clubs, golf courses, and the scenic Corstorphine Hill.

The area also benefits from well-regarded primary and secondary schools, with easy access to Edinburgh's leading independent schools.



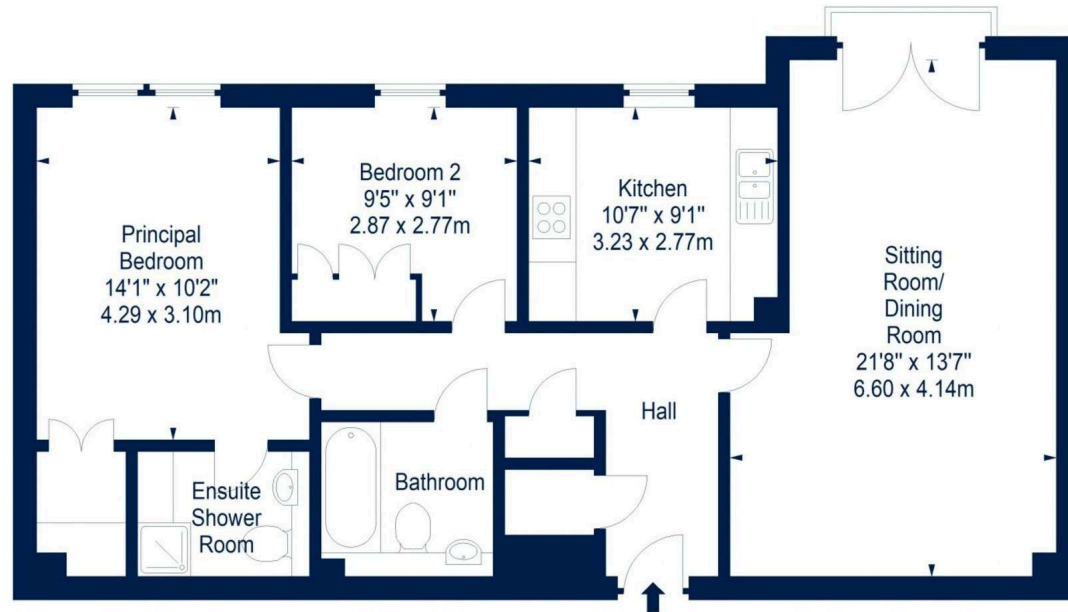
🏠 Management

The development is currently factored by Trinity factors at an approximate cost of £100 per month. This cost include cleaning and maintenance of the common spaces in addition to block buildings insurance.



Floor Plan

136 Flat 5, Gylemuir Road, Edinburgh, Midlothian, EH12 7UG



First Floor



Flat - Approx. Gross Internal Area - 881 Sq Ft - 81.84 Sq M

For identification only. Not to scale. © SquareFoot 2026





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