










Offers Over
£275,000

15 Gyle Park Gardens

Corstorphine | Edinburgh | EH12 8NG

This attractive, extended semi-detached villa with private gardens, driveway and garage forms part of a highly desirable established estate sitting of the periphery of Gyle Park with excellent amenities and superb commuting links on hand. Quietly positioned within an attractive cul-de-sac with central green, this sizeable home provides an ideal choice for families, professionals or downsizers, offering a perfect blend of comfort and convenience.

-  3 Bedrooms
-  1 Public rooms
-  1 Bathroom
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – C
-  Council Tax Band - E



Description

This spacious home offers excellent potential for a buyer to adapt or update the accommodation, ideally suited to those with a vision to create a bespoke home tailored to their individual needs and personal style. Enjoying good natural light throughout, the flexible accommodation comprises; entrance hallway with carpeted staircase leading to the upper floor. There is a generously proportioned, front facing reception/dining room with fireplace housing the gas fire together with a large understair cupboard providing handy storage provisions. An inner hallway leads to bedroom 3/diningroom with window to rear and fitted wardrobes. The sizeable kitchen with side aspect is fitted with a range of wall and base units with cooker and washing machine included in the sale. A rear porch leads to the side/rear garden and secondary access to the garage. Upstairs houses the two double bedrooms, both benefiting from built-in storage and the extensively tiled bathroom comprises of a three piece white suite with electric shower over bath. Further benefits include a gas central heating system with combi boiler and double glazed window units.



Extras

All the fitted floor coverings, light fittings, curtains and blinds shall be included in the sale together with the cooker and washing machine.

Externally

There is a private chipstone garden to the front and side of the property, incorporating the driveway and leading to the single garage. The rear garden, is fully enclosed and again laid with chipstones for ease of maintenance. Further access to the garage is located to the side.

Factors

James Gibb is the Factoring Agents for the development to which a fee of approx. £40 per quarter is payable for the upkeep of the communal garden grounds.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

Gyle Park Gardens is a peaceful residential established development offering a variety of housing styles set within attractive cul-de-sacs with central lawns. Conveniently placed off Glasgow Road and on the edge of the wide green spaces of Gyle Park, this charming location is popular with families and those looking to downsize. The property is within easy walking distance of an array of shops and services, including The Gyle Centre with Morrisons supermarket and a large Marks & Spencer, along with a number of renowned high street stores. Tesco Extra and Lidl supermarkets are also nearby with St John's Road offering a further selection of independent shops, cafes, restaurants and takeaways. The Gym Group gym and David Lloyd leisure centres are both close at hand and a choice of walks and cycle routes are available in the area. Regular bus services provide swift access in and around the city and by car the city bypass, airport and central motorway network are all within easy reach. Well-regarded schooling is provided from nursery to secondary level within easy walking distance.



Approx. Gross Internal Floor Area 76 Sq M / 823 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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