










Offers Over

£180,000

98 South Gyle Mains

South Gyle | Edinburgh | EH12 9EP

This bright and attractive two bedroom maindoor lower villa enjoys a peaceful location in popular South Gyle, close to excellent local amenities and transport links. The property benefits from allocated parking and a shared garden and is offered to the market chain-free and in move-in condition.

-  2 Bedrooms
-  1 Reception Room
-  1 Shower room
-  Allocated parking
-  Shared garden
-  EPC Rating – C
-  Council Tax Band - C



Description

The front door opens to a central hallway leading to all rooms. The impressive open plan reception room/dining room/kitchen enjoys a bright dual aspect and offers ample space for relaxing and entertaining. The kitchen area features a range of shaker style wall and base units with integrated oven, hob and cooker hood with the fridge freezer, washing machine and slimline dishwasher also included in the sale. There are two good-sized double bedrooms, one with a built-in wardrobe also housing the combi boiler. A stylish modern shower room with walk-in shower, dual head shower and heated towel rail completes the internal accommodation. Benefits include gas central heating and full double glazing and there is a useful external store immediately outside the front door.

An annual factor fee of approximately £60 is payable to the South Gyle Proprietors Association, contributing towards the maintenance of the communal grounds.



Extras

The aforementioned white goods along with all fitted floor coverings, window blinds and light fittings shall be included in the sale.

Gardens and Parking

The area benefits from many attractive areas of landscaped communal grounds and there is an enclosed garden/drying green shared with just three other properties. The property comes with an allocated parking space, accessed via an archway to the right of the front door with additional unrestricted on street parking also available.

Viewing

By appointment through Neilsons (0131 625 2222).





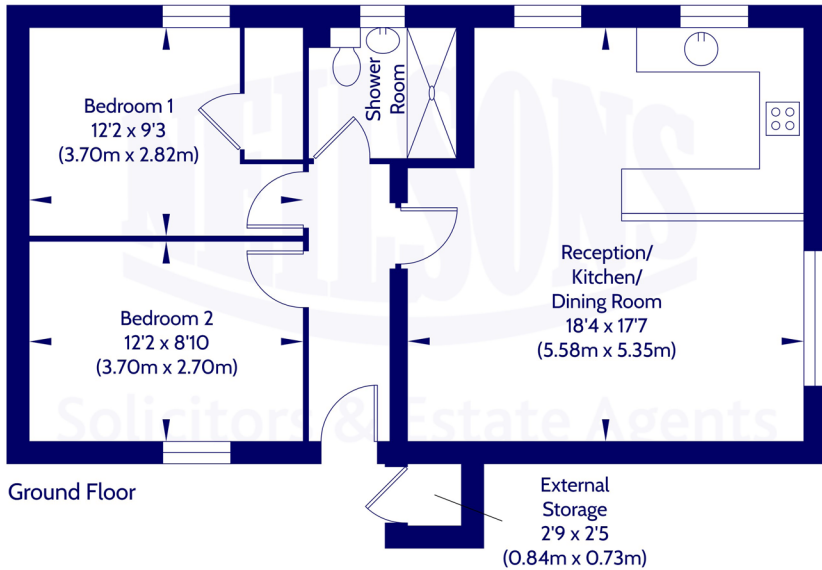
Location

The property is located in the increasingly popular suburb of South Gyle, which lies to the west of Edinburgh city centre. Conveniently placed for Edinburgh Business Park and Gogarburn, an increasing array of recreational and dining facilities are joining the area, including the planned Edinburgh Arena concert venue. Close by, The Gyle Shopping Centre and Hermiston Gait offer a wide range of shops and supermarkets and a pedestrian pathway offers swift access through to the shops and services of Corstorphine. The area is very well served by local public transport by train or bus which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 59 Sq M / 631 Sq Ft.



Ground Floor

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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