



Well-presented, and in move-in condition

Two-bedroom, mid-terraced house



Set within a popular residential area of South Gyle, this well-presented two-bedroom mid-terraced house offers bright, modern accommodation with a beautifully landscaped rear garden and residents' parking. The ground floor opens into a spacious dining kitchen, fitted with smart units and integrated appliances, and enjoying patio doors that lead directly out to the rear decking-ideal for everyday living and entertaining alike. To the rear, the generous light-filled lounge overlooks the garden and benefits from a handy walk-in storage cupboard. A conveniently located WC and under-stair storage complete the lower level. Upstairs, the property offers two generous double bedrooms, both featuring fitted wardrobes, one with an additional cupboard. The stylish modern bathroom is finished to a high standard, with a rainfall shower over the bath and sleek vanity unit. The upper landing is enhanced by a window, a further walk-in cupboard, and access to the attic, providing excellent additional storage. Externally, the home enjoys a particularly attractive rear garden, thoughtfully designed with two levels of decking, artificial grass for low-maintenance enjoyment, and a garden shed. A residents' car park adds to the overall convenience. This is a fantastic opportunity to acquire a comfortable, move-in-ready home in a popular location.

Key Features

- Hall
- Lounge
- Dining kitchen
- WC
- Two double bedrooms
- Bathroom
- Excellent storage
- Attic
- Gas central heating
- Double glazing
- Rear garden
- Residents' car park



South Gyle

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, links to Edinburgh's Waverley Station, Glasgow and beyond, along with with Gyle Park & David Lloyd club which are easily accessible (2 minutes walk). Schooling is available within the vicinity from nursery to secondary level. Gylemuir school is 2 minutes away with playgroup, nursery & primary education is available, with Stevenson College, Napier and Heriot-Watt University all within easy reach.



Extras

All fitted floor coverings, blinds, light fittings, cooker, washing machine, fridge freezer and shed are included in the sale (no warranties given). The curtains are not included in the sale.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£235,000

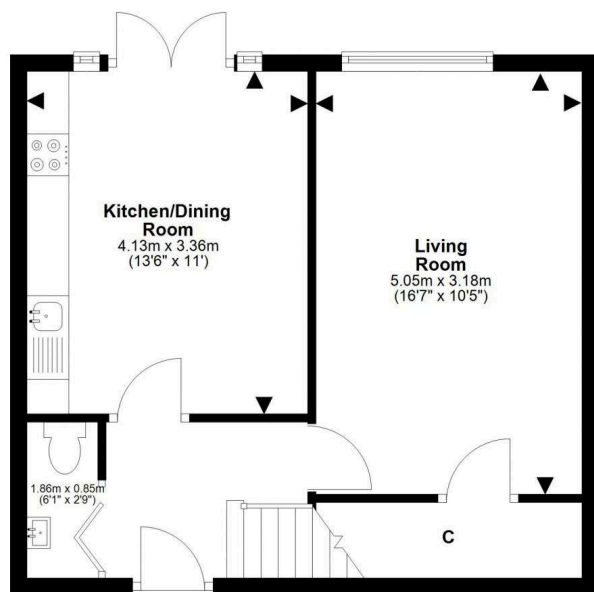
EPC Rating

C

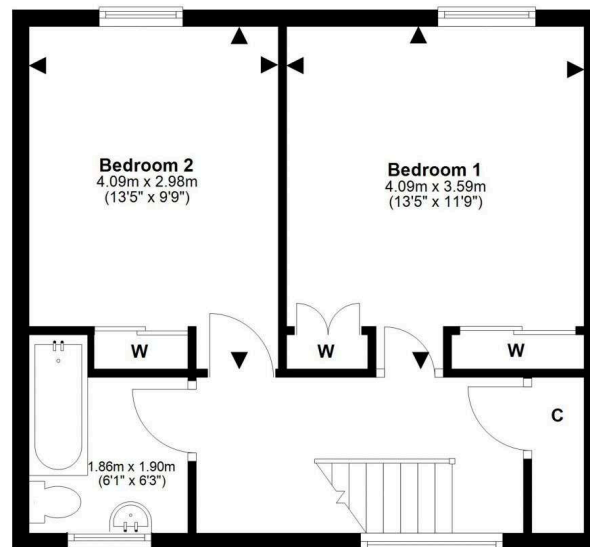
Tenure

Freehold





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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