



54 Gylemuir Road
CORSTORPHINE | EDINBURGH | EH12 7DW

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Bright and generously two-bedroom terraced villa forming part of an established modern development in the highly regarded Corstorphine district of Edinburgh. This lovely property will appeal to a range of buyers with benefits including a driveway to the front, direct access to an enclosed rear garden and Ramsay ladder access to attic storage. The property comprises of a welcoming entrance hallway, kitchen fitted with floor and wall units with integrated, and space for appliances, and living/dining room with direct access to enclosed rear garden. Upstairs there are two double bedrooms, one to the front and one to the rear, both with fitted wardrobes, and a family bathroom with mains shower over bath, completes the internal accommodation. Further benefits on offer are gas central heating and double glazing, and externally a driveway to the front and easy maintenance enclosed garden to the rear.

- Bright terraced villa
- Entrance hallway
- Living/dining room with direct access to enclosed garden
- Fitted kitchen with integrated, and space for, appliances
- Two double bedrooms with fitted wardrobes
- Bathroom with mains shower over bath
- Good storage options throughout including Ramsay ladder access to attic
- Driveway
- Easy maintenance enclosed garden to the rear

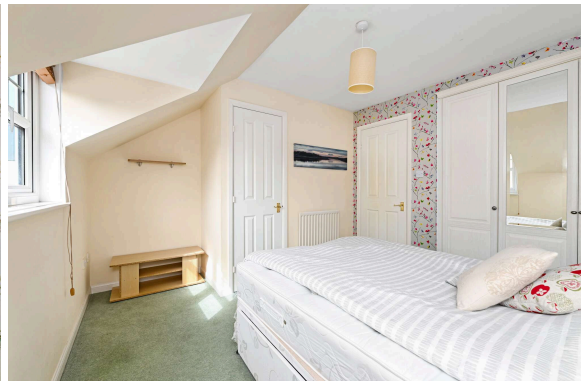
Council tax band D, EPC rating C

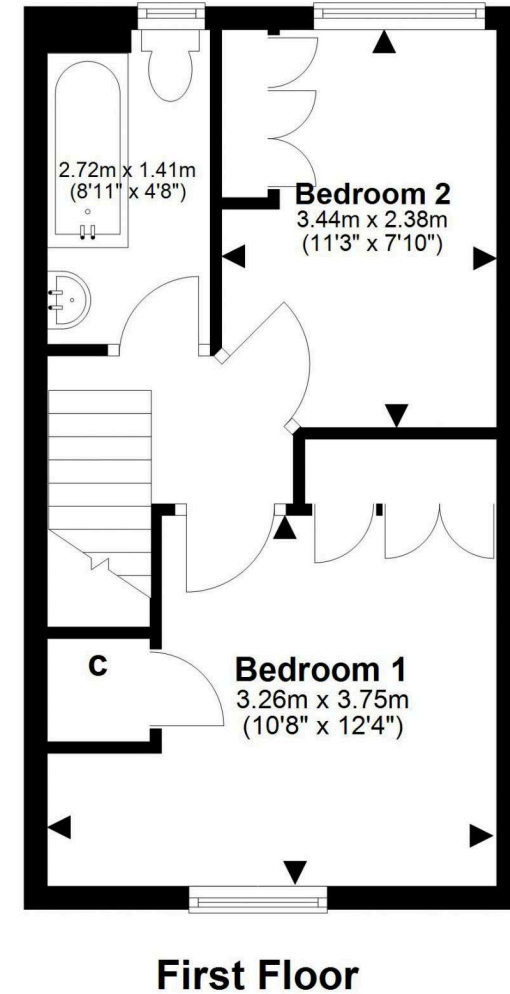
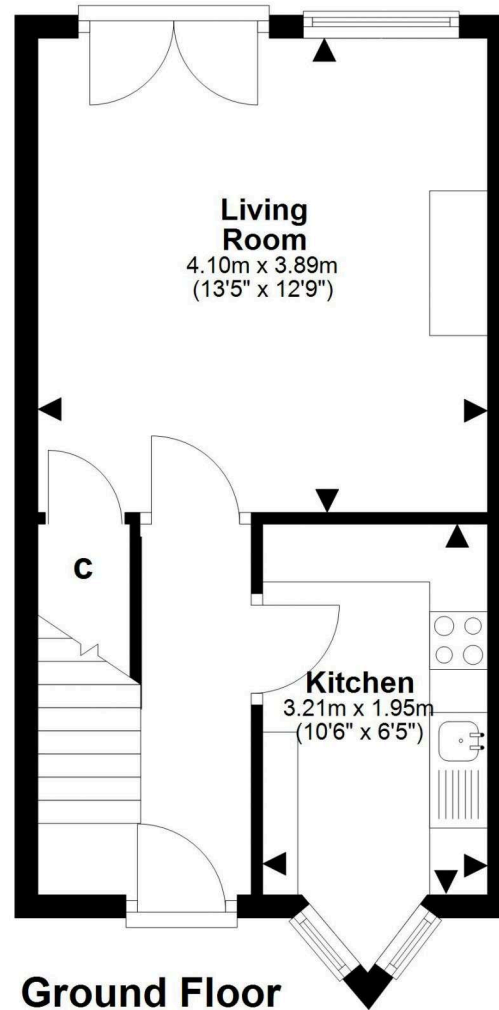
Extras: All items of furniture and white goods to be included in sale. Items sold as seen. Fixtures and fittings.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





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.

