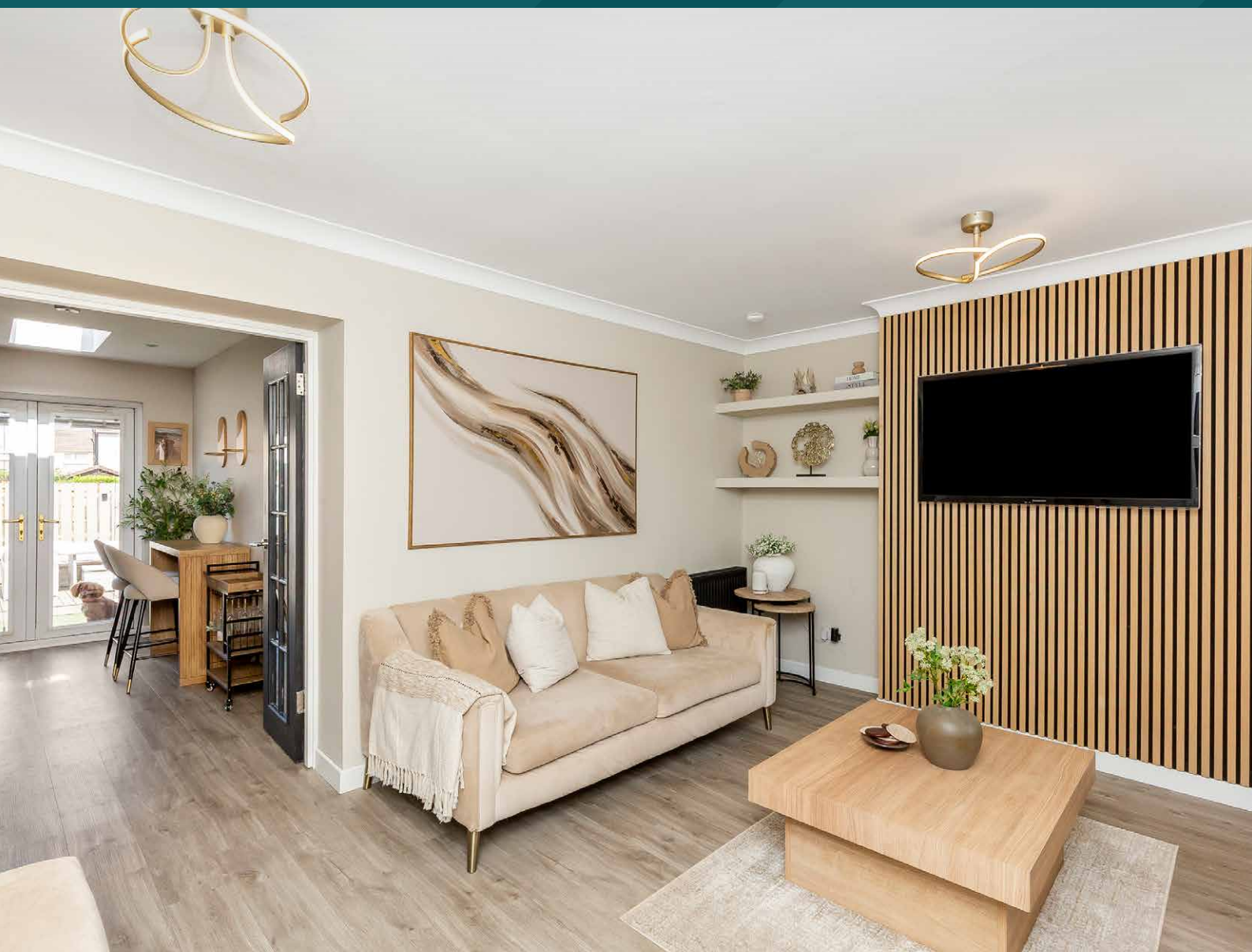


158 South Gyle Wynd

South Gyle, Edinburgh, EH12 9HN



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Welcome to a stylish mid-terrace house

This three-bedroom (plus study) mid-terrace house is a beautiful residence with exquisite modern interiors that are bright and spacious. The southwest-facing home further boasts a fashionable dining kitchen and three-piece bathroom, as well as a most elegant reception area that invites you to sit back and relax. This home also has generous storage and a high degree of versatility, allowing various rooms to be used creatively to suit your requirements. In doing so, it will have mass appeal to a large demographic and therefore viewing is essential. Adding to its desirability, there is a family-friendly garden and allocated parking as well.

General Features

- A mid-terrace house with stylish modern interiors
- Convenient location in sought-after South Gyle
- Finished to an exceptional standard throughout

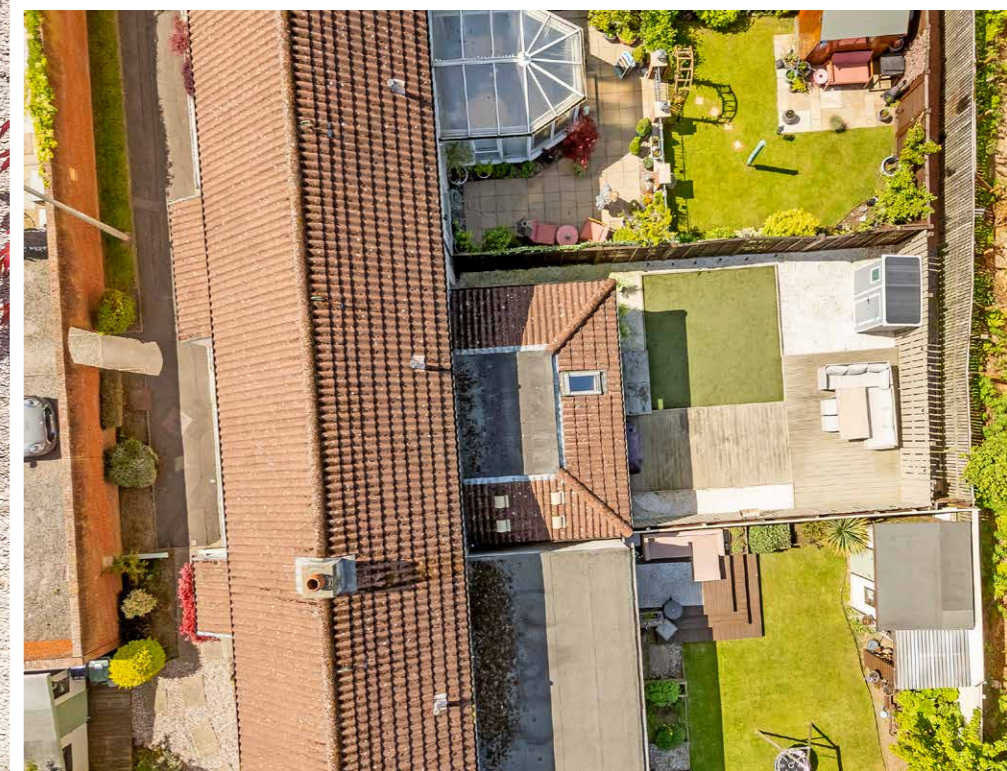
Accommodation Features

- Entrance porch and hall offering a warm welcome
- Elegant living room with an acoustic media wall
- Shaker-inspired dining kitchen with French doors
- Two double bedrooms (one with wardrobe storage)
- One versatile bedroom with two storage cupboards
- Flexible study/dressing room ideal for creative use
- Modern bathroom with overhead rainfall shower
- Gas central heating and double-glazed windows

Exterior Features

- Low-maintenance front garden for added kerb appeal
- Fully-enclosed rear garden with easy-upkeep design
- Convenient allocated parking

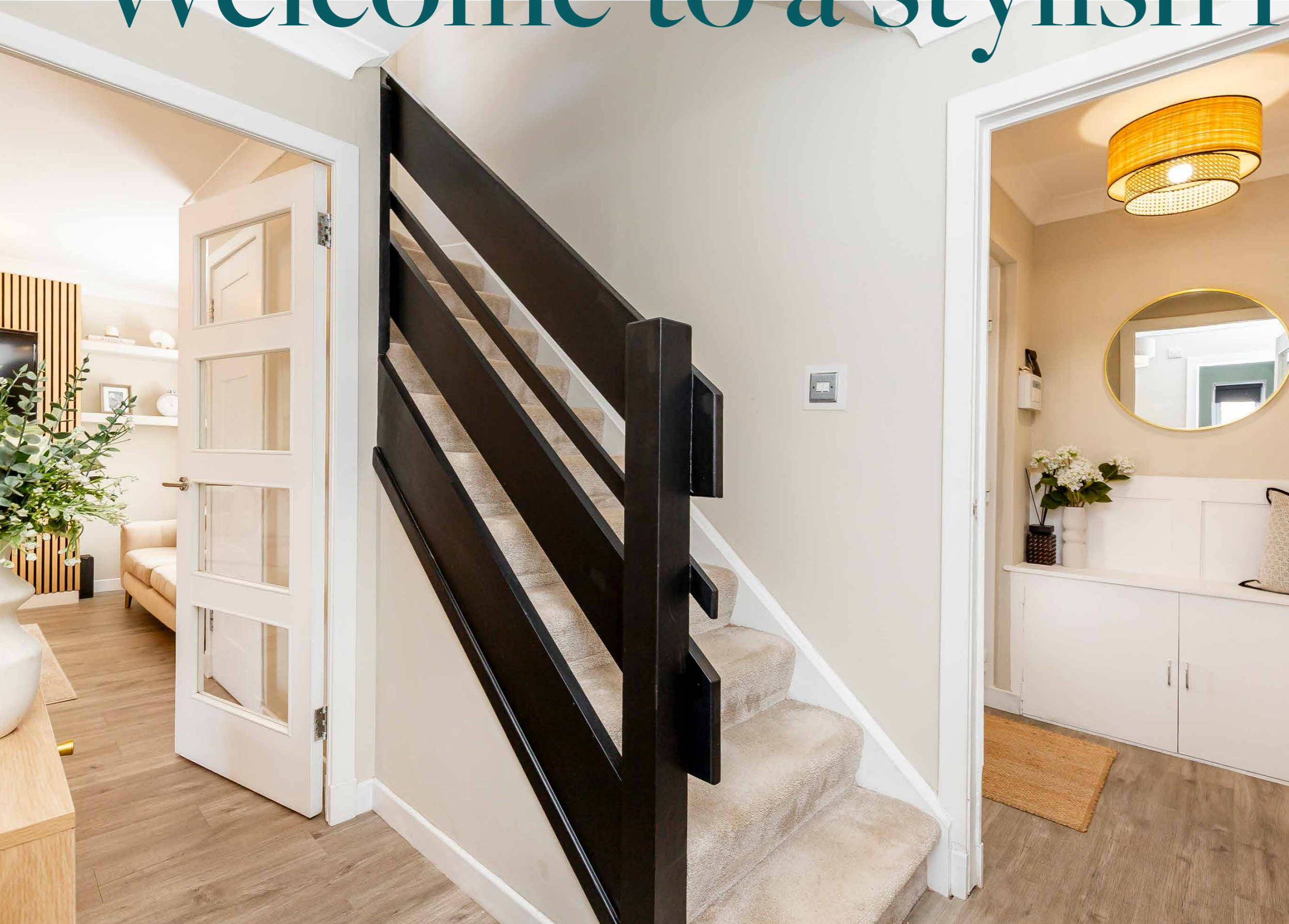




Low-maintenance front garden for

Added kerb appeal

Welcome to a stylish home



finished to high standards

Situated in South Gyle, the property has a convenient location. Well-regarded schools and excellent amenities are all within easy reach, including the Gyle Shopping Centre and a choice of supermarkets. There are also superb transport links for commuters, with nearby bus, rail, and tram services. Furthermore, the city bypass can be easily reached for travel across Edinburgh, to the surrounding green belt, and the M8/M9 motorway network.

Nestled behind a low-maintenance front garden that adds kerb appeal, the home's main door opens into a welcoming porch passing through to a hall. With the light décor and wood-textured floor (found throughout the ground level), it is immediately apparent this home is of a high standard.



Reception room - The embodiment of

Elegance

The living room is the embodiment of elegance. Here, a soothing neutral palette is enriched by the subtle tones of the wood-style floor and an acoustic media wall which brings further texture. Effortless and wholly

inviting, it creates the perfect environment for relaxing and socialising. On-hand storage adds practicality and a southwest-facing window delivers a cascade of natural light throughout the day.







dining kitchen

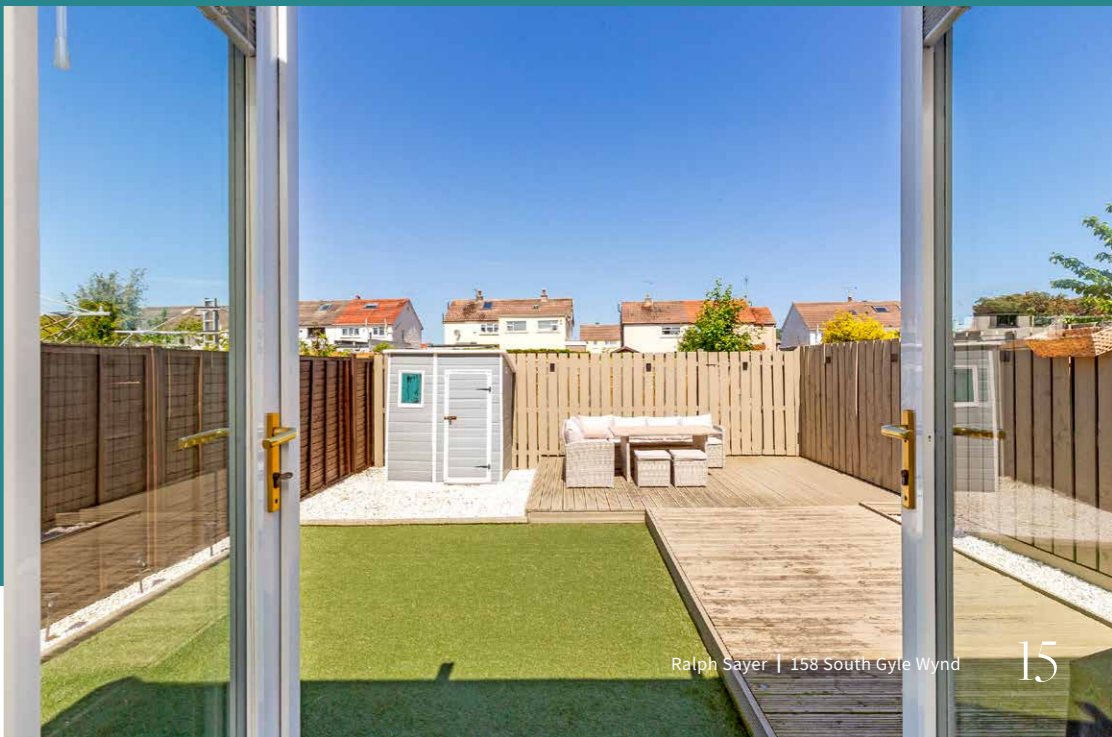
A shaker-inspired

Double doors make an entrance into the dining kitchen, while the sophisticated colour palette and Shaker-inspired design ensure an inspired setting for sociable meals. It is well-appointed with base and wall cabinets, alongside complementary worktops and easy-clean splashback panels in wood effect. A rooflight adds to the airy ambience, as French doors seamlessly connect to the rear garden for those lively summer get-togethers. A selection of integrated appliances (oven, ceramic hob, extractor hood, and dishwasher) and a freestanding fridge/freezer and a washing machine are included.





An inspired setting for sociable meals







Principal bedroom

The three bedrooms are all attractively presented and finished with a keen eye for detail. On the first floor, the bedrooms are softly carpeted. These include a principal bedroom, which is a double with a wall-to-wall wardrobe, and a versatile bedroom (with built-in storage) which is currently used as a dressing and vanity area.



Flexible

bedrooms offering space and creative freedom

Also on this floor, there is a separate study/dressing room which can be used creatively as you see fit, such as an office, a nursery, or children's play room. The final bedroom (another double) is at ground level, enjoying a wood-toned floor and the flexibility to be used as additional reception space.



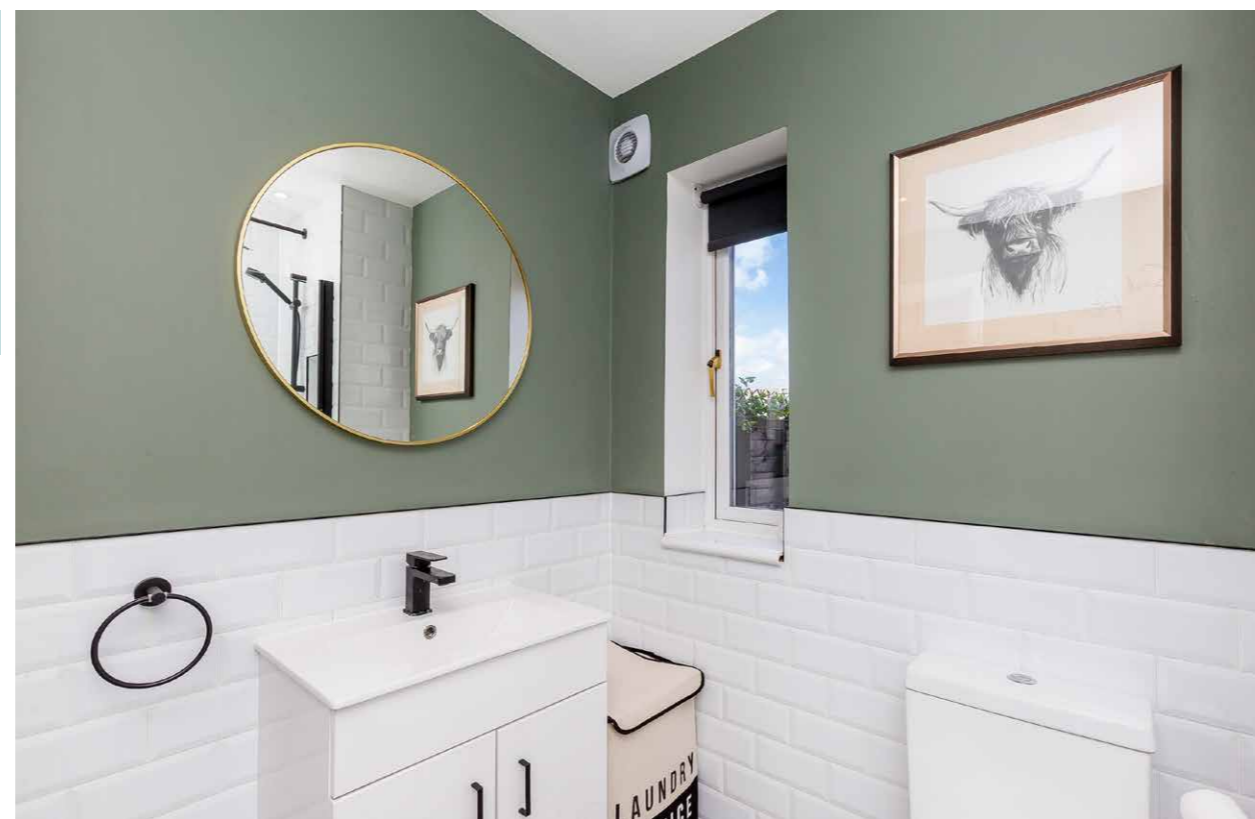
Modern

design with
on-trend styling



Located on the ground floor, the bathroom has an on-trend design with olive tones and metro-effect splashbacks. A modern three-piece suite completes the aesthetic, providing a toilet, a storage-set washbasin, and a P-shaped bath with overhead rainfall and handheld showers.

Gas central heating and double glazing ensure year-round comfort.







A beautiful garden

easy to maintain

The home's rear garden is fully enclosed by a high fence, offering a secure and private space for families. It has an easy-upkeep design too, which is landscaped with an artificial lawn and decked areas for lounging in the sun. It is a beautiful space with minimal (day-to-day) maintenance. In addition, there is a convenient allocated parking space.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge/freezer, a washing machine, and fitted Ikea wardrobe to be included in the sale. The property is managed by a residence association and covers external maintenance areas of the grounds, grass cutting. It is an approximate cost of £70 a year.





Property Name

158 South Gyle Wynd

Location

South Gyle, Edinburgh, EH12 9HN

Approximate total area:

84 sq. metres (904.2 sq. feet)

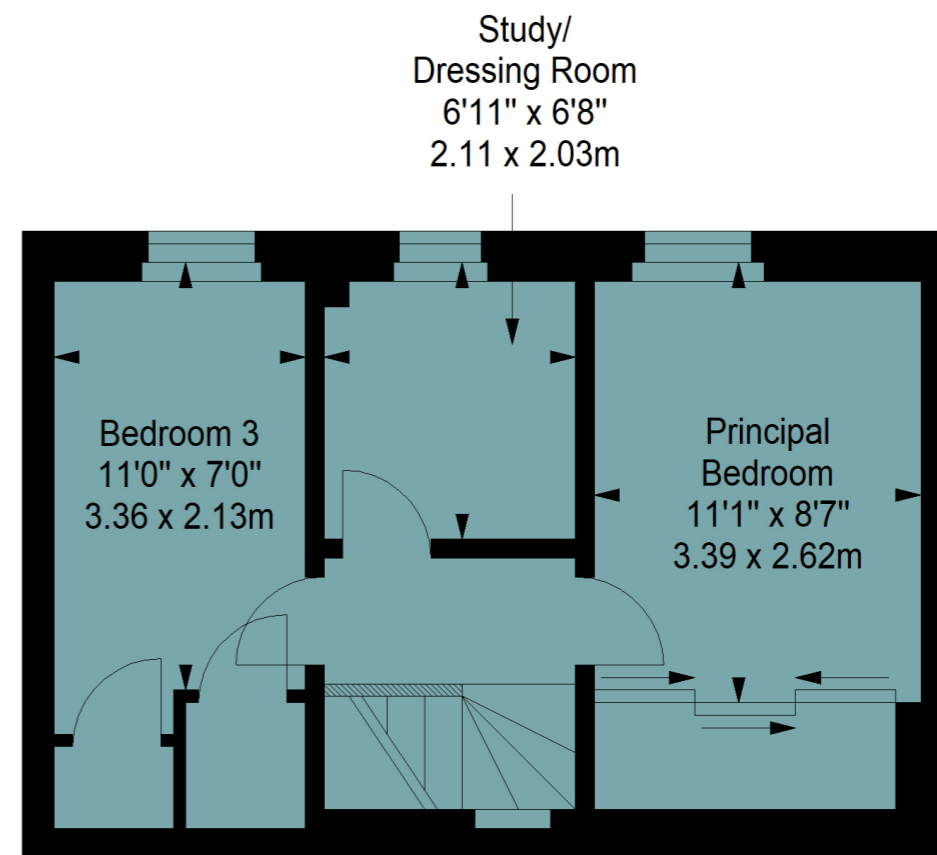
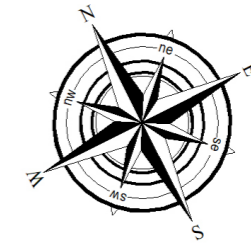
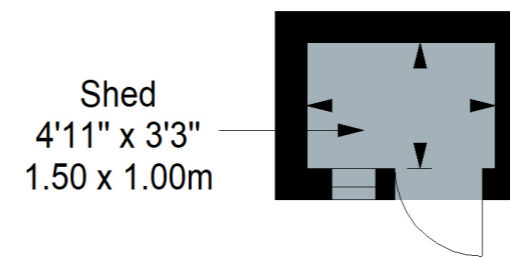
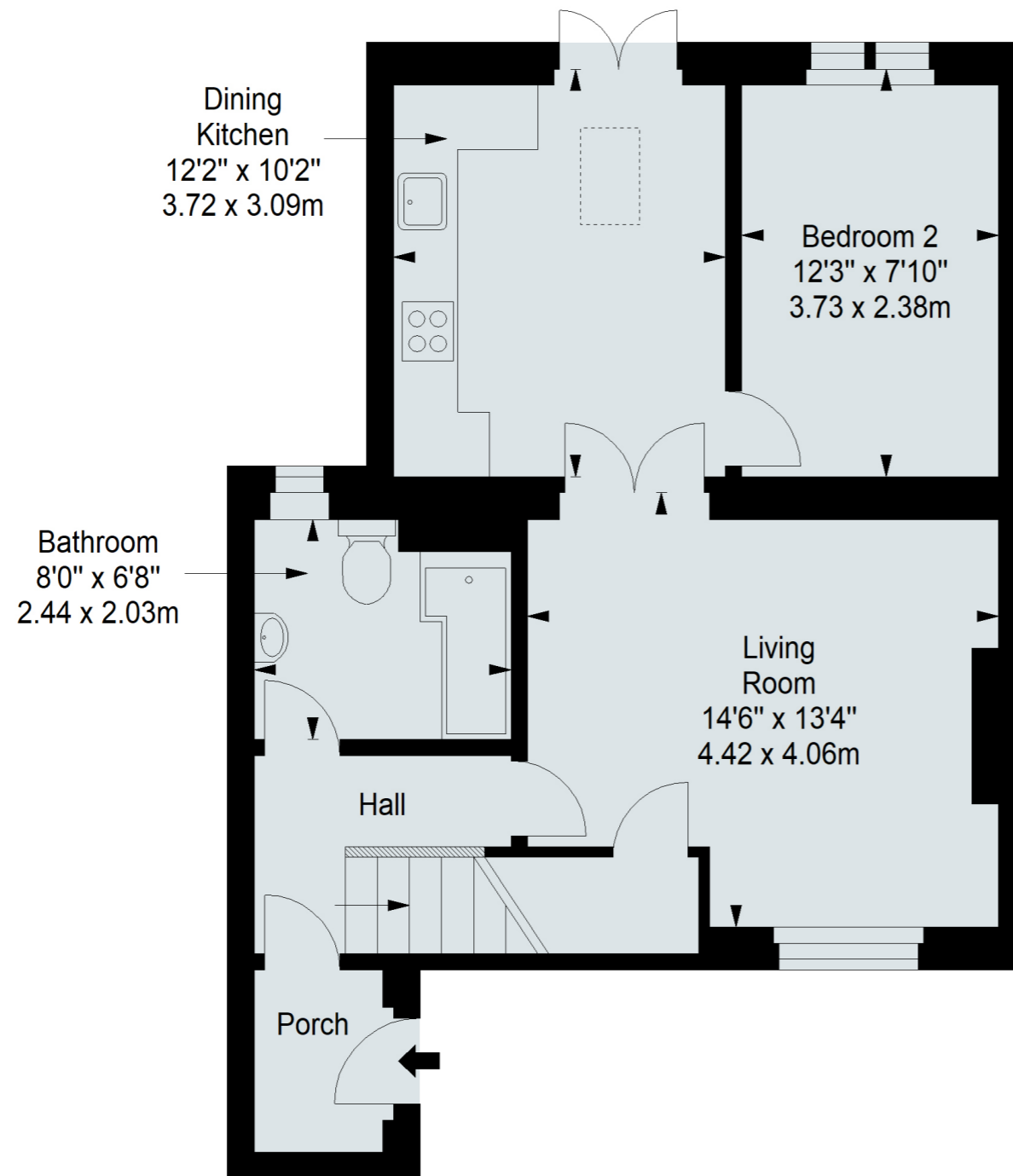
The floorplan is for illustrative purposes.
All sizes are approximate.

- Ground Floor
- Second Floor
- Externals

EPC Rating - C

Council Tax Band - C

Home Report Value - £290,000



South Gyle

Lying west of Edinburgh city centre, thriving South Gyle is a popular choice for commuters travelling into the capital and beyond, due to its proximity to Edinburgh Airport and major road networks, and superb public transport links, including two train stations, the Edinburgh tramline, and a vast bus network. Hugged by the Edinburgh Green Belt, South Gyle is home to a blend of leafy residential areas and prosperous business premises. The area is served by excellent shopping amenities too, particularly at the Gyle Shopping Centre, which hosts an array of high-street retailers and family restaurants, as well as major supermarkets. One of Edinburgh's

largest public parks, Gyle Park offers breath-taking views of the city skyline, as well as fantastic outdoor recreational facilities, including sports pitches, an outdoor gym, and a skateboard/BMX park. For those who prefer to exercise indoors, David Lloyd Edinburgh Corstorphine (also within Gyle Park) boasts a state-of-the-art gym, a pool and additional sport and fitness facilities. South Gyle provides local primary and secondary schooling and is well placed for excellent further and higher education, including Edinburgh College, Heriot-Watt University and Edinburgh Napier University.



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dream property!



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 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.