



104 South Gyle Mains
SOUTH GYLE | EDINBURGH | EH12 9EP


warners
solicitors & estate agents



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Beautifully presented and bright, one bedroom, main door lower villa which will make an ideal first time buy or investment opportunity.

The property is ideally situated in the popular and much sought after residential area of South Gyle, with an abundance of local amenities and conveniently placed close to excellent transport links.

This lovely property further benefits from gas central heating, double glazing and externally, ample on street parking, a storage space, and well-kept communal garden.

- Entrance hallway with deep storage cupboard
- Semi open plan living/dining/kitchen/office with bespoke shelving
- Galley kitchen fitted with, and space for, a range of appliances
- Spacious double bedroom
- Well appointed bathroom with mains shower over bath
- Gas central heating
- Double glazing
- Well kept communal garden
- External store
- Private allocated parking space

Council Tax B and Energy Rating D

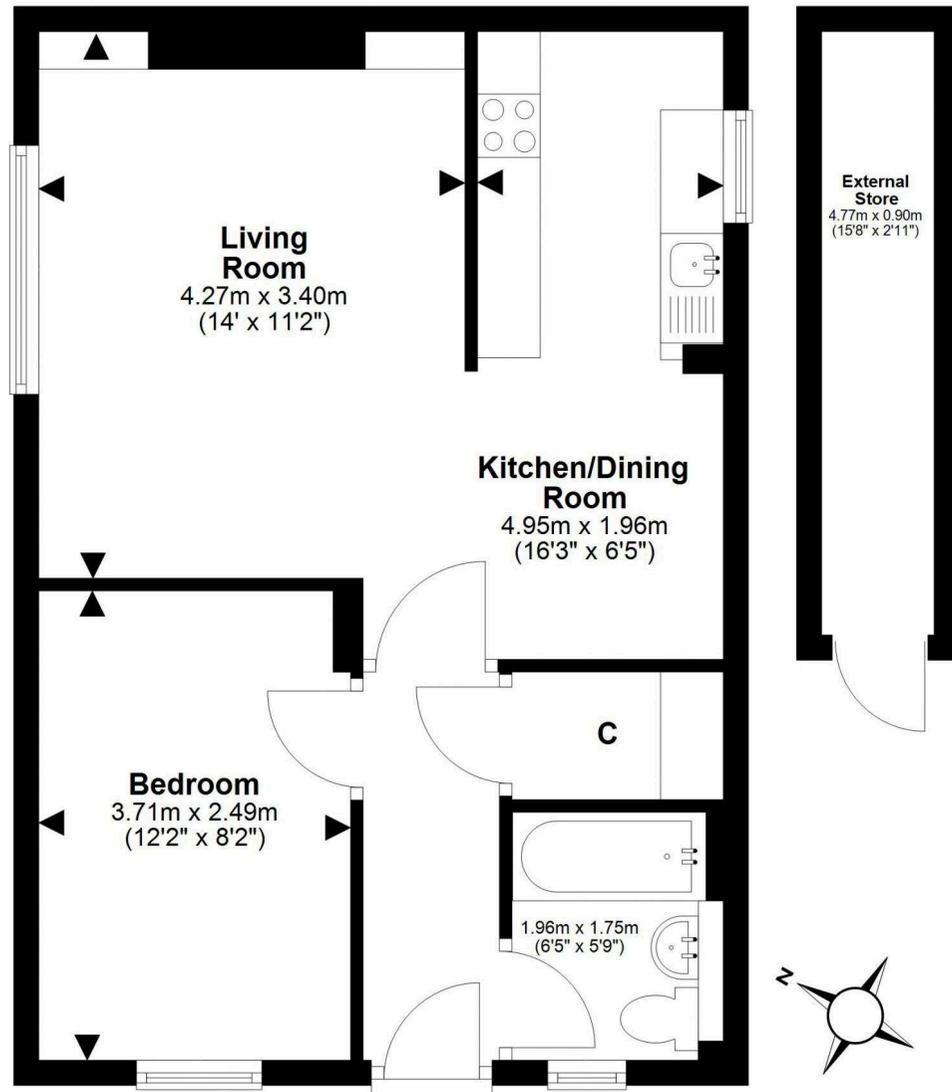
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures and fittings will be included in the sale.

The subjects are located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex, which operates on a seven day a week basis and includes a large M&S and Morrisons. Further shops, banking and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also very conveniently placed for those working at the Edinburgh Business Park. Efficient tram and bus and rail services operate from the area and the city bypass, airport and main motorway networks are also within easy reach.





Ground 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.