



45/4 South Gyle Broadway
SOUTH GYLE | EDINBURGH | EH12 9LR


warners
solicitors & estate agents



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Warners are delighted to present this beautifully presented first-floor corner apartment, forming part of an exclusive modern development within a highly regarded residential area. Ideally positioned for easy access to excellent local amenities, well-regarded schooling, Edinburgh Airport, tram links and major road networks, this stylish home offers contemporary living perfectly suited to first-time buyers, professionals, couples and small families.

The accommodation is entered via a welcoming hallway with a deep storage cupboard providing excellent practicality. The impressive dual-aspect open-plan living, dining and kitchen area forms the heart of the home, with two Juliet balconies and multiple windows allowing an abundance of natural light to flood the space. There is ample room for both relaxing and dining furniture, creating an ideal setting for everyday living and entertaining.

The contemporary kitchen is fitted with sleek high-gloss white cabinetry, integrated appliances and attractive kickboard lighting, offering both style and functionality. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from integrated wardrobe storage and a modern en-suite shower room. A stylish family bathroom fitted with a contemporary three-piece suite completes the accommodation.

Further benefits include gas central heating, double glazing, a secure entry system, excellent storage throughout and residents' parking.

Early viewing is highly recommended to appreciate the quality, space and convenient location this superb apartment has to offer.

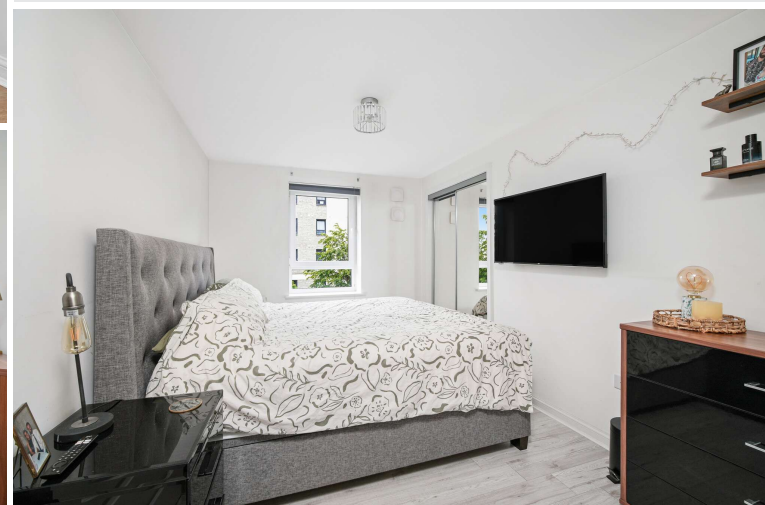
- Walk in condition corner aspect first floor apartment
- Welcoming hallway with good storage
- Dual aspect living/dining/kitchen with two Juliet balconies
- Modern Kitchen with integrated appliances
- Principal double bedrooms with ensuite shower room and integrated wardrobes
- Further bedroom
- Contemporary bathroom with stylish three-piece suite
- Double glazing and gas central heating
- Security entry system
- Residents' parking

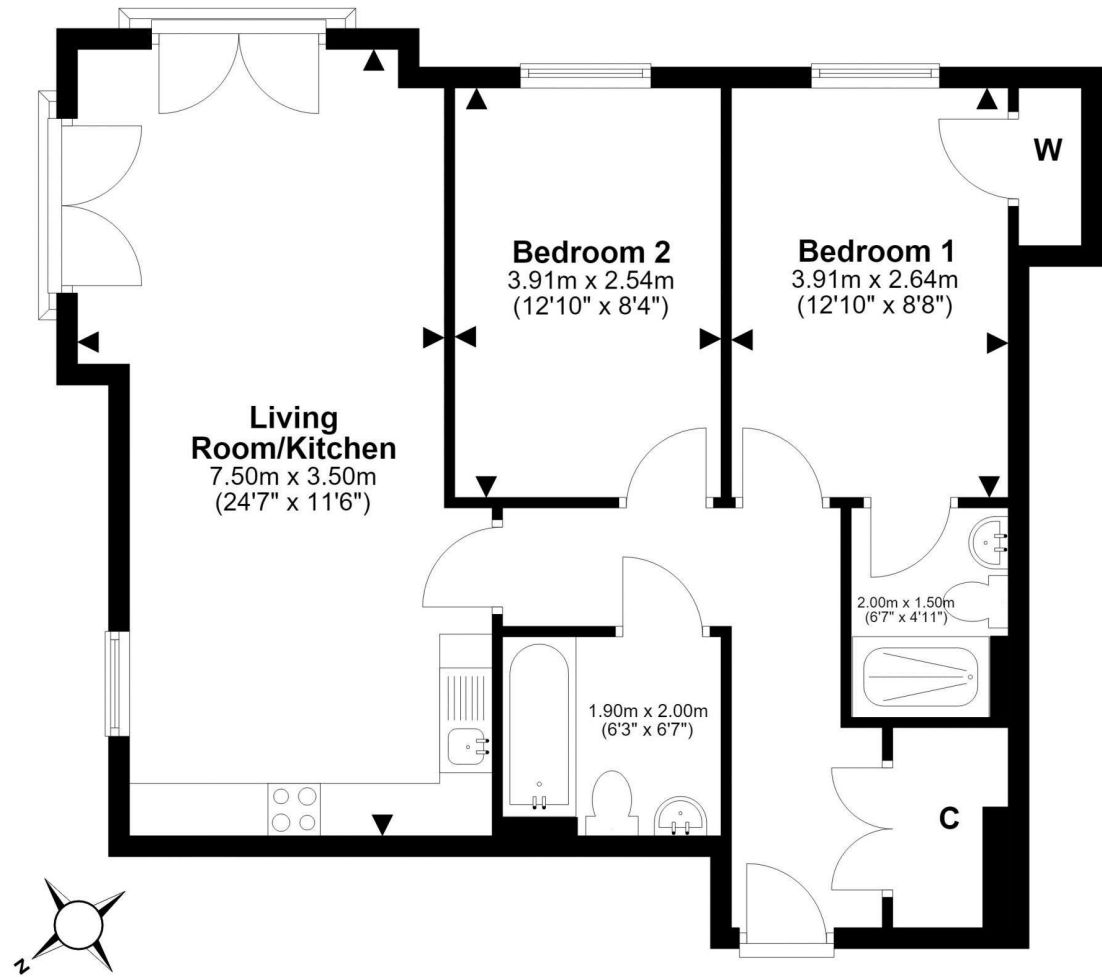
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances including dishwasher, washing machine and fridge freezer will be included in the sale of the property along with all curtains & blinds, EPC: B. CT: D. Factoring: Approx. £100 P/M to Ross & Liddell.

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.





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.