



Solicitors & Estate Agents



Fixed Price

£305,000

17 Dunipace Road

South Gyle | Edinburgh | EH12 9GH

Bright and well proportioned 3 bedroom terraced house located in a peaceful residential development. The property benefits from a lovely enclosed west-facing rear garden and there is an abundance of on street parking.

 3 Bedrooms

 2 Public Room

 2 Bathrooms

 West-facing rear garden

 EPC Rating – B

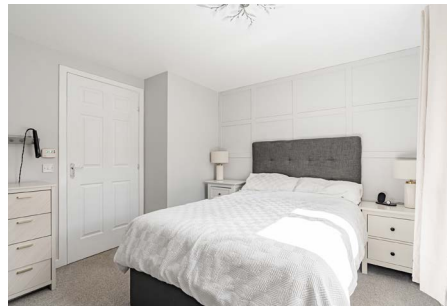
 Council Tax Band - E



Description

Situated in a peaceful residential development in the popular and convenient area of South Gyle, this delightful terraced house benefits from a west-facing enclosed rear garden. The bright interior is well presented throughout and offers ideal family accommodation over two levels. The sitting room is located to the front of the property and the superb kitchen/dining room has French doors opening out to rear garden. There is also a handy WC on the ground floor.

The upper level has an impressive principal bedroom with en-suite shower room and built-in wardrobe, two further bedrooms and a family bathroom. Further benefits include gas central heating, double glazing, security alarm and a floored attic providing excellent storage space.



Extras

All fitted floor coverings will be included in the sale together with the blinds, light fittings, gas hob, oven, extractor hood, fridge/freezer and dishwasher.

Factor

The common grounds around the development are maintained by First Port Property Management for an approximate charge of £25 every 3 months.

Gardens & Parking

A particular benefit is the west-facing private rear garden that can be accessed from the kitchen/dining room and has an access gate at the foot of the garden. It is easily maintained with areas of patio and lawn, and a lovely decked area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

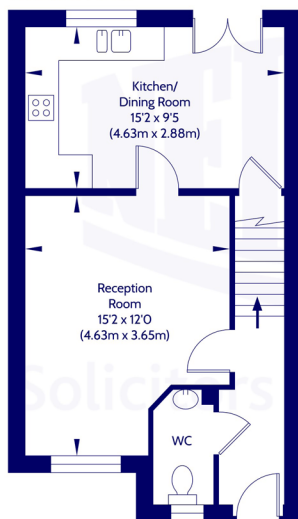
Dunipace Road is located in the desirable South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping requirements with many high-street shops and services. 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. A frequent bus service provides quick and easy access into the City Centre and the South Gyle railway station and the tram stop are both only a short walk from the property. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.



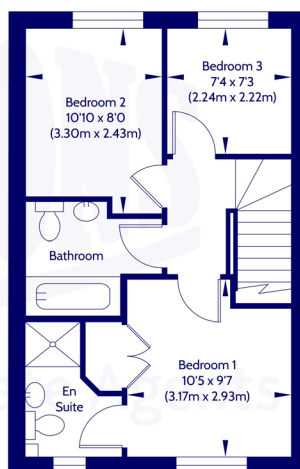


Approx. Gross Internal Floor Area 74 Sq M / 797 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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