



Offers Over

£160,000

424/2 South Gyle Mains

South Gyle | Edinburgh | EH12 9ET

This spacious and bright ground floor flat is quietly situated within the ever-popular district of South Gyle, close to excellent transport links and amenities. The property which would now benefit from modernisation, provides excellent potential to create a fine home in a fantastic location.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal garden
-  Residents parking
-  EPC Band - C
-  Council Tax Band – C



Description

In brief the accommodation comprises; welcoming entrance hallway, generously proportioned reception room open plan to dining area, fitted kitchen located off, two well proportioned double bedrooms and bathroom with three-piece suite.



Extras

All fitted floor coverings and blinds will be included in the sale.

Gardens & Parking

There is a well maintained communal garden to the rear and residents parking is available to the rear.

An annual fee is payable of approximately £100 for the upkeep of the communal areas payable to South Gyle Proprietors Association.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

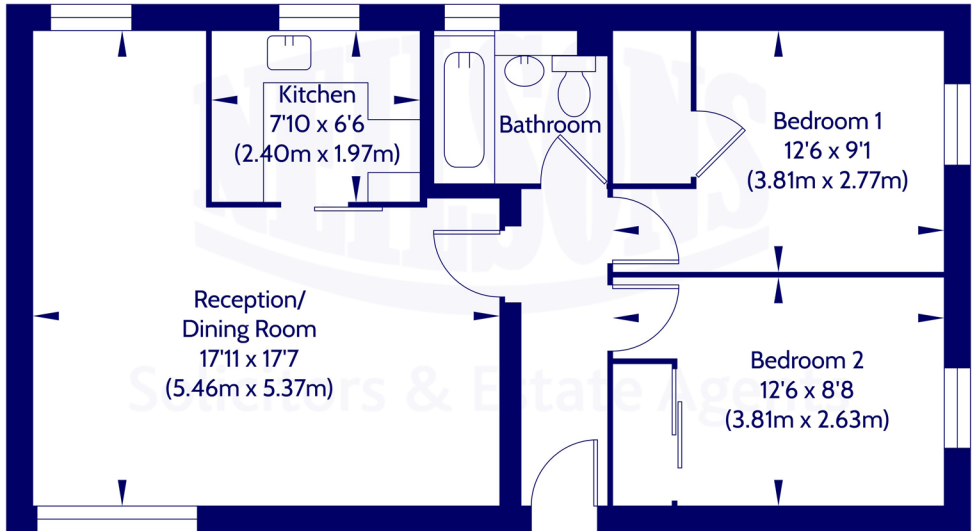
The property forms part of an established residential development, situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping facilities 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. Frequent bus and tram services provides quick and easy access into the City Centre and the South Gyle railway station is only a short walk from the property, with links to Edinburgh's Waverly Station, Glasgow and beyond. Schooling is available within the vicinity from nursery to secondary level with Edinburgh College, Napier and Heriot-Watt University all within easy reach.





Approx. Gross Internal Floor Area 57 Sq M / 615 Sq Ft.

Ground 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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