



Solicitors & Estate Agents



Offers Over
£185,000

329/2 South Gyle Road

South Gyle | Edinburgh | EH12 9EE

This well-presented duplex apartment forms part of a pleasant and popular residential development, conveniently positioned close to an excellent range of local day-to-day amenities and ideally placed for commuting into Edinburgh City Centre and surrounding areas. Offering bright and well-proportioned accommodation over two levels together with the added benefit of a private parking space, the property is perfectly suited to first-time buyers, professionals, downsizers and buy-to-let investors alike.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - C



Description

Presented in move-in condition throughout, the accommodation begins with a welcoming entrance hallway leading through to a spacious dual-aspect reception room. Benefiting from both north and south-facing windows, this wonderfully bright living space enjoys excellent levels of natural light throughout the day and is finished with attractive laminate flooring and a stylish two-tone colour scheme. Generously proportioned, the room offers ample space for both lounge and dining furniture, making it ideal for everyday living and entertaining alike. The contemporary fitted kitchen is thoughtfully designed with a range of striking deep blue wall and base units complemented by sleek light-coloured worktops and modern splashbacks. Well-equipped for modern living, the kitchen also benefits from integrated appliances and excellent storage and preparation space. On the upper level, there are two well-proportioned double bedrooms, both offering comfortable and versatile accommodation with flexibility for home working if required. Completing the internal accommodation is a modern bathroom fitted with a white three-piece suite incorporating an electric shower over the bath together with useful vanity storage.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Parking and Factor

Externally, the property is set within attractive communal landscaped grounds which are maintained by the South Gyle Residents Association for an annual fee of approximately £100. Further benefits include residents' parking together with the valuable addition of a private allocated parking space.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

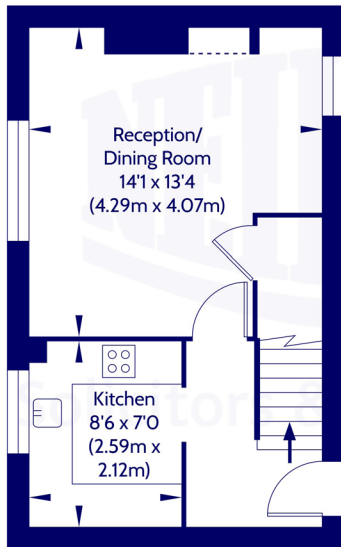
The property forms part of an established residential development, situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping facilities 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 Stevenson College, Napier and Heriot-Watt University all within easy reach.



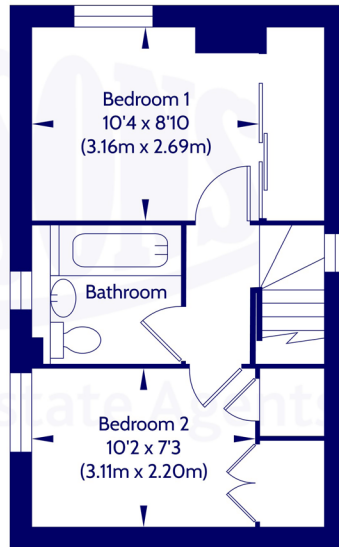


Approx. Gross Internal Floor Area 56.39 Sq M / 607 Sq Ft.

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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