

COULTERS®

260 SOUTH GYLE MAINS

SOUTH GYLE, EDINBURGH, EH12 9ES

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a quiet cul-de-sac within a well-established residential development, 260 South Gyle Mains is a beautifully presented two bedroom mid-terraced home offering stylish, contemporary interiors and a landscaped rear garden. The property is ideally suited to first-time buyers, young families or those looking to downsize.

The welcoming entrance hall provides useful storage and leads into a bright and comfortable sitting room, centred around an attractive feature fireplace with living flame gas fire. An open archway creates a natural flow through to the dining area, which enjoys French doors opening directly onto the rear garden, making it a wonderful space for both everyday living and entertaining.

KEY FEATURES



Bright and beautifully presented terraced home.



Two double bedrooms.



Lovely landscaped private garden.



Parking bays to front.



Gyle Shopping Centre just a short walk away.



South Gyle train station nearby.

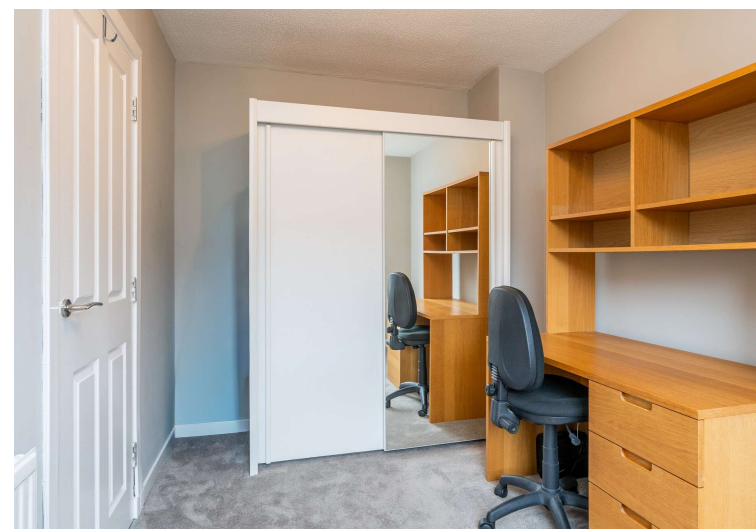


EPC Rating - C



Council Tax Band - C





The modern kitchen is fitted with a good range of high gloss wall and base units, complemented by generous worktop space and integrated appliances. Overlooking the rear garden, it offers a practical layout while remaining connected to the dining area.

Upstairs, there are two well proportioned double bedrooms. The principal bedroom enjoys a bright outlook to the front as well as fitted wardrobes. A contemporary shower room, fitted with a large walk-in shower enclosure and vanity storage, completes the accommodation.

The enclosed rear garden has been thoughtfully landscaped to provide an attractive, low maintenance outdoor space. A generous patio offers plenty of room for outdoor dining and relaxing, while the central artificial lawn is framed by well-stocked borders and mature planting. Parking bays for residents are situated to the front of the property.

Further benefits include gas central heating and double glazing throughout.





THE LOCAL AREA

South Gyle is a popular residential location that lies on the western edge of Edinburgh. The property benefits from excellent access to transport links with South Gyle train station being just a six minute walk and providing a service to Haymarket and Waverley in roughly six and eleven minutes respectively. Edinburgh Gateway and Edinburgh Airport are also less than ten minutes by car. There are also fantastic bus and tram links into the city centre and the M8 and city bypass are easily accessed.

The property is just a short walk from the Gyle Shopping Centre which houses a Morrison's supermarket, and Marks and Spencer as well as other retailers. It also benefits from its proximity to Corstorphine which boasts a Tesco Superstore and a variety of convenience stores, cafés, pharmacies, restaurants, and bars. Recreational opportunities include the nearby David Lloyd Health Club with tennis courts, pool, gym and spa and Drumbrae Leisure Centre housing a pool, gym, and fitness classes.

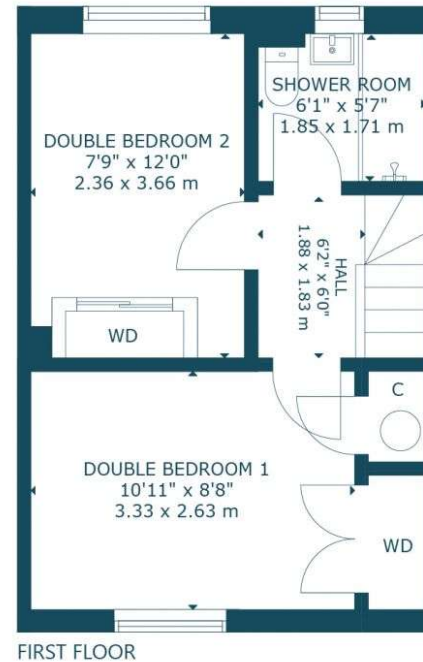
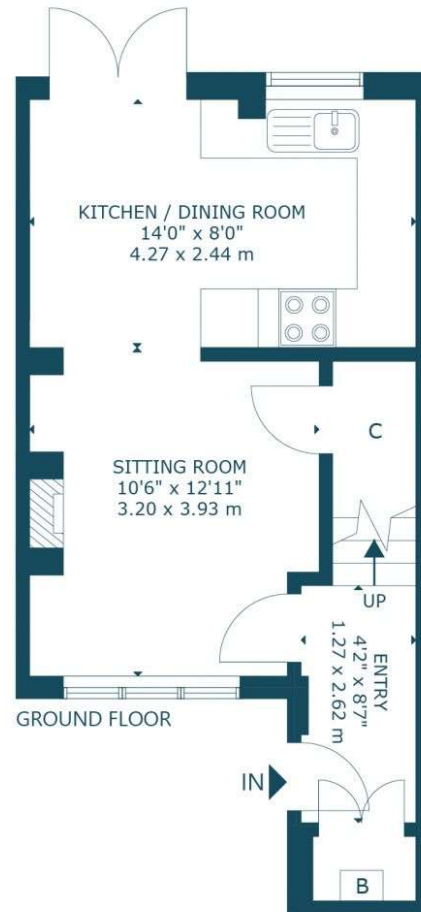
It is well-positioned for access to Edinburgh Zoo, Murrayfield Stadium, and Corstorphine Hill. Local schooling includes Gylemuir Primary School and Forrester High School. Edinburgh private school options are easily accessible. It is an excellent location for Heriot-Watt University, Napier University, Edinburgh College, RBS Gogarburn, and Edinburgh Park.

EXTRAS

All light fittings, curtains, blinds, fitted flooring and integrated kitchen appliances are included in the sale price. Other items may be available via separate negotiation.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 627 SQ FT / 58 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.