



4 GOGARLOCH SYKE

South Gyle, Edinburgh, EH12 9JB



1

Public Room



4

Bedrooms



2

Bathrooms



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Welcome to an exclusive four-bedroom detached house which offers generous accommodation finished to high standards throughout. This south-facing home is beautifully presented offering lightly decorated interiors that are bright and spacious. It boasts an open-plan, dual-aspect living and dining room, a generously appointed kitchen, and a brand-new family bathroom, in addition to an en-suite and WC. Meeting all the needs of modern family lifestyles, the property also has private parking for multiple vehicles and a substantial rear garden which has a neat lawn and patio areas enclosed by a high fence.

Forming part of a family-friendly development in South Gyle, the property also has a desirable location that offers easy access to superb amenities, schools, and public parks. The Gyle Shopping Centre is just a brief stroll away as well, providing further shopping facilities along with a choice of supermarkets. Bus, rail, and tram links are all conveniently nearby too, allowing for swift travel to the airport and city centre. Reached in as little as 20 minutes by train or roughly 25 minutes by car, homeowners can be in the city centre in no time at all, enjoying all the capital has to offer.





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RATING

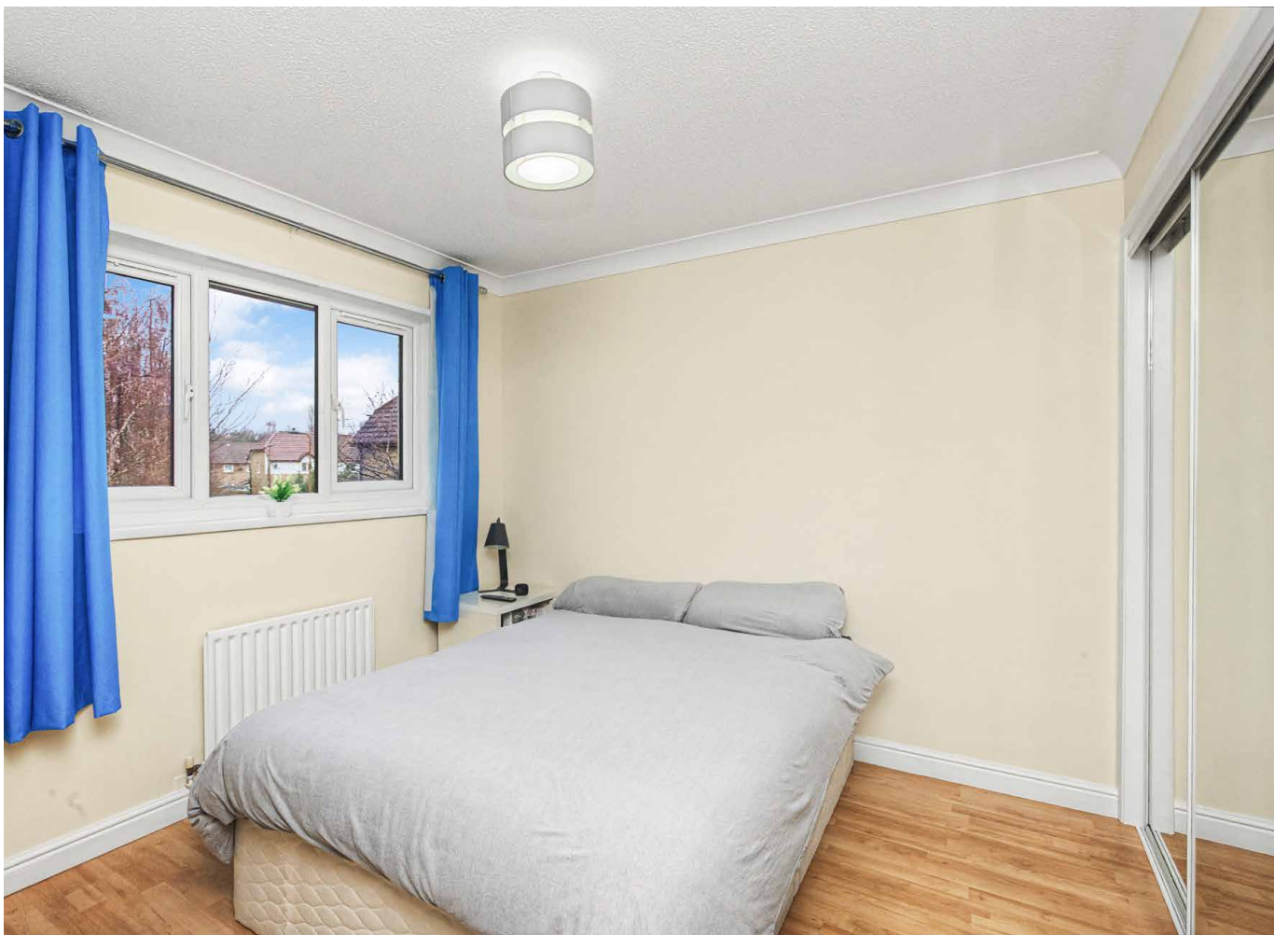
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COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A large, executive detached house
- Convenient location in popular South Gyle
- Attractive decoration throughout
- Vestibule with WC and hall with storage
- Spacious living room with box bay window
- Openly accessed dining area with French doors
- Modern kitchen with integrated appliances
- Bright landing with an airing cupboard
- Three double bedrooms (two with built-in wardrobes)
- Versatile single bedroom/office/nursery
- Contemporary en-suite shower room
- Brand-new family bathroom with overhead rainfall shower
- Large, enclosed garden that is professionally landscaped
- Multi-car driveway and integral double garage









Extras: All floor and window coverings, and integrated kitchen appliances (oven, induction hob, fridge/freezer, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



SOUTH GYLE

Lying west of Edinburgh city centre, thriving South Gyle is a popular choice for commuters travelling into the capital and beyond, due to its proximity to Edinburgh Airport and major road networks, and superb public transport links, including two train stations, the Edinburgh tramline, and a vast bus network. Hugged by the Edinburgh Green Belt, South Gyle is home to a blend of leafy residential areas and prosperous business premises. The area is served by excellent shopping amenities too, particularly at the Gyle Shopping Centre, which hosts an array of high-street retailers and family restaurants, as well as major supermarkets. One of Edinburgh's largest public parks, Gyle Park offers breath-taking views of the city skyline, as well as fantastic outdoor recreational facilities, including sports pitches, an outdoor gym, and a skateboard/BMX park. For those who prefer to exercise indoors, David Lloyd Edinburgh Corstorphine (also within Gyle Park) boasts a state-of-the-art gym, a pool and additional sport and fitness facilities. South Gyle provides local primary and secondary schooling and is well placed for excellent further and higher education, including Edinburgh College, Heriot-Watt University and Edinburgh Napier University.



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