



DESCRIPTION

Calling all first-time buyers this is a property you won't want to miss. This well-presented two bedroom ground floor apartment is ideally located close to the city, benefiting from excellent transport links.

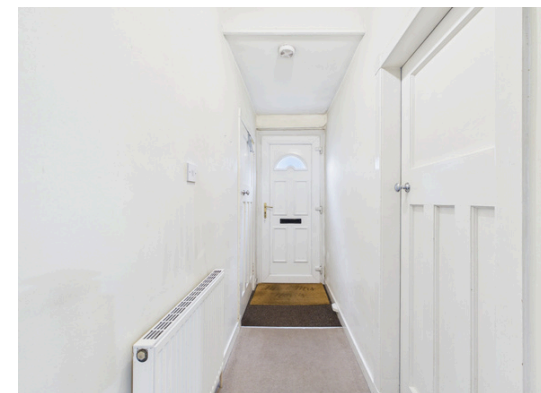
The property features two well-proportioned bedrooms, a spacious lounge/diner, and a convenient fitted kitchen. Storage is well catered for, with a range of built-in solutions throughout.

A fantastic opportunity for those looking to step onto the property ladder in a well-connected location.

The property comprises of:

- Entrance hallway
- Bright and spacious lounge/diner
- Fully fitted kitchen
- Two well proportioned bedrooms
- Family bathroom with shower over bath
- Ample storage
- On street parking
- Private garden to front and rear

Contact Gibson Estate Agents to arrange a viewing 0131 297 3177.



Location

Located in the highly desirable EH12 area of Edinburgh, this address offers a superb balance of city convenience and residential tranquillity. The area is well-regarded for its excellent transport links, with easy access to Edinburgh City Centre, the City Bypass, and major motorway networks, making it ideal for commuters. Regular bus and tram services are nearby, along with rail connections from close-by stations. Residents benefit from a wide range of local amenities, including supermarkets, cafés, restaurants, and leisure facilities, while larger retail options such as The Gyle Shopping Centre are just a short distance away. The area is also well served by reputable schooling at both primary and secondary levels. For outdoor enthusiasts, there are several parks and green spaces in the vicinity, offering opportunities for walking, cycling, and relaxation. Overall, EH12 is a sought-after location that combines convenience, connectivity, and a strong sense of community, making it appealing to a wide range of buyers.

