



130 Gyle Park Gardens,
CORSTORPHINE | EDINBURGH | EH12 8NU

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solicitors & estate agents



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Set in a quiet, manicured development in the heart of Corstorphine, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented main door upper villa. Boasting a private garden, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with staircase leading up, a bright lounge with generous dining space and a large picture window that floods the room with an abundance of natural light, a contemporary kitchen with attractive units, a well-proportioned double bedroom with built-in mirrored wardrobe and the flat is completed by a stylish bathroom with shower over bath.

- Stylish and well-presented main door upper villa
- Quiet cul-de-sac setting
- Welcoming hallway
- Bright lounge with dining space
- Contemporary kitchen with attractive units
- Spacious double bedroom with built-in wardrobe
- Large enclosed S/SW facing rear garden
- Gas central heating and double glazing

Council Tax B, Energy Rating C
Factor with James Gibb. Approximately £40-60 per quarter.

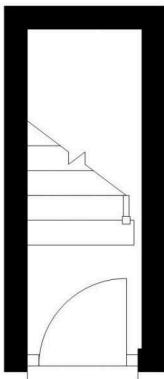
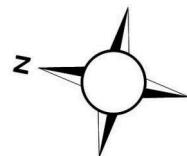
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



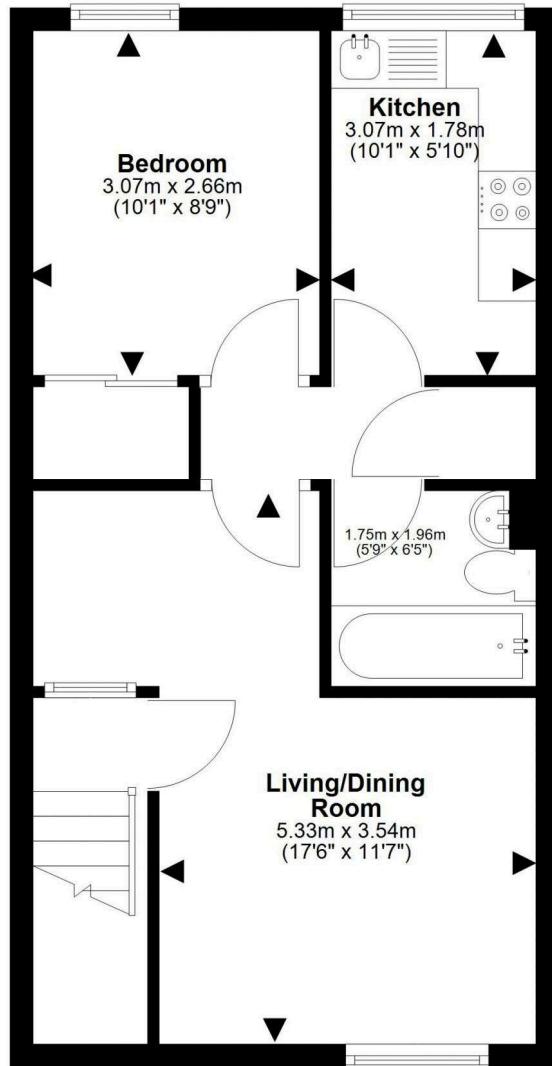
All fixtures, fittings, blind, washing machine and fridge will be included in the sale.

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.