



65/4 NORTH GYLE TERRACE

Corstorphine, Edinburgh, EH12 8JY



1

Public Room



2

Bedrooms



1

Bathroom

65/4 NORTH GYLE TERRACE

Introducing a two-bedroom, two-bathroom first-floor flat offering stylish contemporary interiors and thoughtfully designed living spaces throughout. Freshly decorated in crisp, modern tones, the home is enhanced by unique details including a striking mosaic feature wall in the living room, French doors opening onto a private balcony, and an ultra-contemporary bathroom with a rainfall shower. A sleek breakfasting kitchen with fitted units and appliances, quality worktops and handy downlighters, while the sunny principal bedroom benefits from built-in wardrobe storage and a modern en-suite. Completing the accommodation is a versatile second double bedroom and family bathroom, making this an ideal home for first-time buyers, professionals, downsizers, and investors alike.

Situated in the ever-popular Corstorphine area, 65/4, North Gyle Terrace enjoys an excellent location with an outstanding range of amenities on the doorstep. The nearby Gyle Shopping Centre, Hermiston Gait, and Corstorphine High Street provide an extensive choice of shops, supermarkets, cafés, restaurants, and everyday conveniences. Beautiful open green spaces, including Corstorphine Hill and Cammo Estate, are close by. The area is well served by regular bus and tram services, offering swift connections to Edinburgh city centre, Edinburgh Airport, and surrounding business hubs, with easy access to the City Bypass, M8, and M9 also making commuting straightforward.





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VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- First-floor flat in Corstorphine
- Part of a modern development
- Attractively presented interiors throughout
- Communal stairwell and secure phone entry
- Entrance hall with storage
- Balconied living room with French doors and mosaic wall
- Stylish breakfasting kitchen with sleek fitted units and leafy views
- Sunny main bedroom with wardrobe and en-suite
- Versatile second double bedroom with storage and sunny aspect
- Bathroom with rainfall overhead shower and vanity storage
- Thriving communal garden
- Residents car park









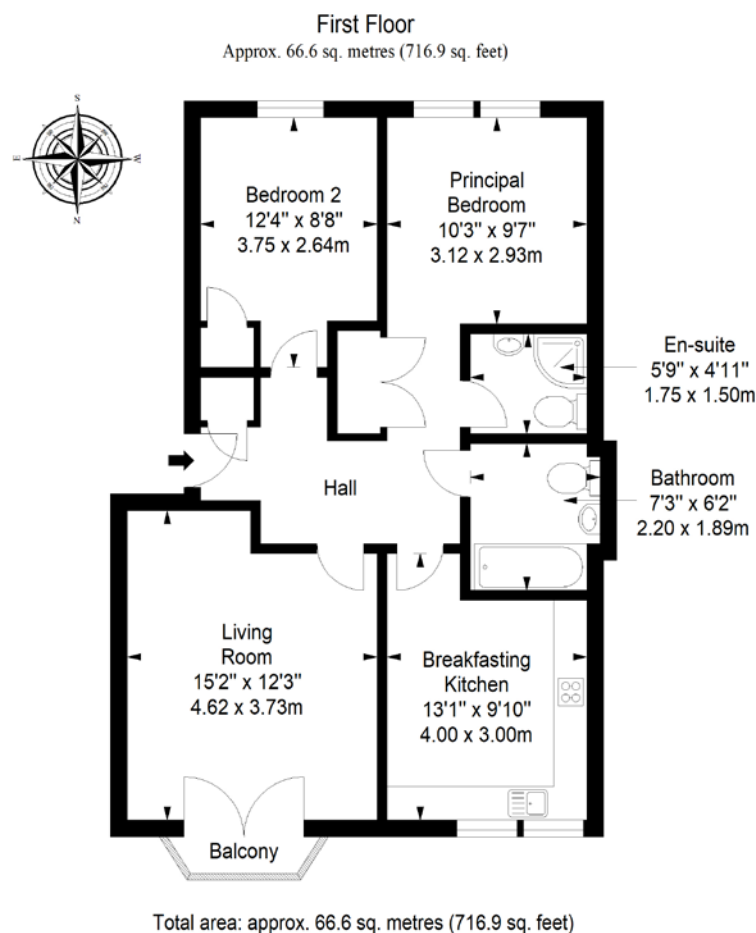
Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, movables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Newton Property Management at an approximate monthly cost of £105, which is payable via direct debit.



CORSTORPHINE, EDINBURGH

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, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a 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, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. 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 to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.



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