



Solicitors & Estate Agents



Offers Over

£390,000

124/11 Gylemuir Road

Corstorphine | Edinburgh | EH12 7US

Offering spacious and flexible accommodation over the third and fourth floors, this impressive three bedroom duplex apartment forms part of an established modern development in the sought after Corstorphine area. The property benefits from a private roof terrace enjoying open views over Gyle Park and is conveniently located close to excellent local amenities, transport links and a variety of green spaces.

-  3 bedrooms
-  1 public room
-  3 bathrooms plus WC
-  Private roof terrace
-  Residents parking
-  Lift
-  EPC rating – C
-  Council tax band - F



Description

The property has a secure entryphone system and is accessed via a lift or stairs. On the upper floor, the bright and airy lounge/dining room has a door leading onto the generous private roof terrace, offering an ideal space to relax and dine during the warmer months. The kitchen is fitted with a range of wall and base units with co-ordinated worktops and subway-style tiling, while a fully tiled WC with a heated towel rail completes this level.

Downstairs are three double bedrooms, all benefiting from built-in wardrobes, with two also featuring luxurious en-suite shower rooms, and a fully tiled family bathroom fitted with a crisp white suite and a handheld shower over the bath. The property also has gas central heating and double glazing.



Extras

Included in the sale will be the 5 ring gas hob and electric oven, fridge/freezer, washing machine, and integrated microwave and dishwasher.

Gardens & Parking

Well maintained landscaped communal garden grounds surround the development, while ample unallocated residents' parking is available.

Factoring

The communal areas and garden grounds are maintained by Trinity Factors at a cost of approximately £1300 per annum (which can be paid in monthly instalments) and this also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





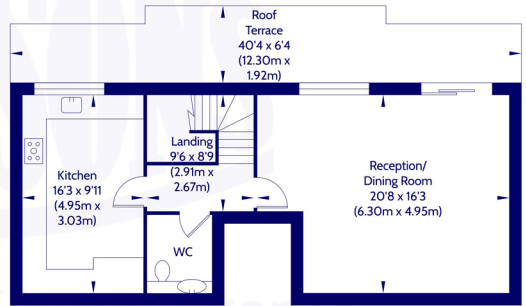
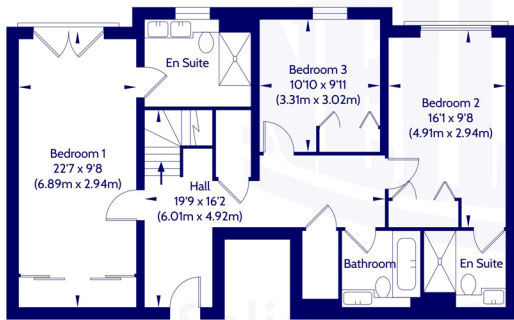
Location

The property is located in the ever popular residential area of Corstorphine, which lies to the west of the city centre. Many local shops and services are on hand with a Tesco Extra superstore on the doorstep. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the city centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 137 Sq M / 1466 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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