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Offers Over
£305,000

253 South Gyle Road

South Gyle | Edinburgh | EH12 9EJ

Attractive and generously proportioned four-bedroom extended terraced villa quietly pocketed within the ever-popular South Gyle area. Close to reputable schooling, fantastic amenities, and convenient transport links, the property will undoubtedly suit growing families and more.

-  4 bedrooms
-  1 public room
-  2 bathrooms
-  Private gardens
-  Allocated parking
-  EPC Band - C
-  Council Tax Band - E



Description

A welcoming entrance hallway includes a useful cloak cupboard for additional storage. The bright and airy lounge enjoys a pleasant front-facing aspect and flows through to the modern kitchen/diner. The kitchen/diner was fully upgraded in 2025 and provides an excellent space for everyday living and entertaining. It features a range of integrated and freestanding white goods, ample cupboard and worktop space, and French doors opening directly onto the rear garden. A handy understairs cupboard offers further storage. On the first floor, the landing leads to two comfortable double bedrooms, both benefiting from integrated storage and space for freestanding furniture. Bedroom four is a single room positioned to the front and offers flexible use as a study, nursery, or dressing room. The family bathroom is fully tiled and fitted with a shower over the bath along with a heated towel rail. The second floor landing features a bright study area with a Velux window, creating an ideal home working space. The principal bedroom is a comfortable double offering flexibility for different furniture configurations and includes useful eaves storage. An en suite shower room completes the accommodation, finished with full panelling, tiled flooring, and a rainfall shower.



Further benefits include gas central heating and double glazing throughout.

Factor fees are payable at approximately £85 per annum.

Gardens & Parking

Externally, the lovely rear garden has been designed for low maintenance and features wooden decking, artificial turf, and an outdoor tap – a great space to enjoy during the warmer months. For the car owner, there is one allocated parking space along with unrestricted on-street parking for further residents and visitors.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, and dishwasher, freestanding fridge-freezer, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





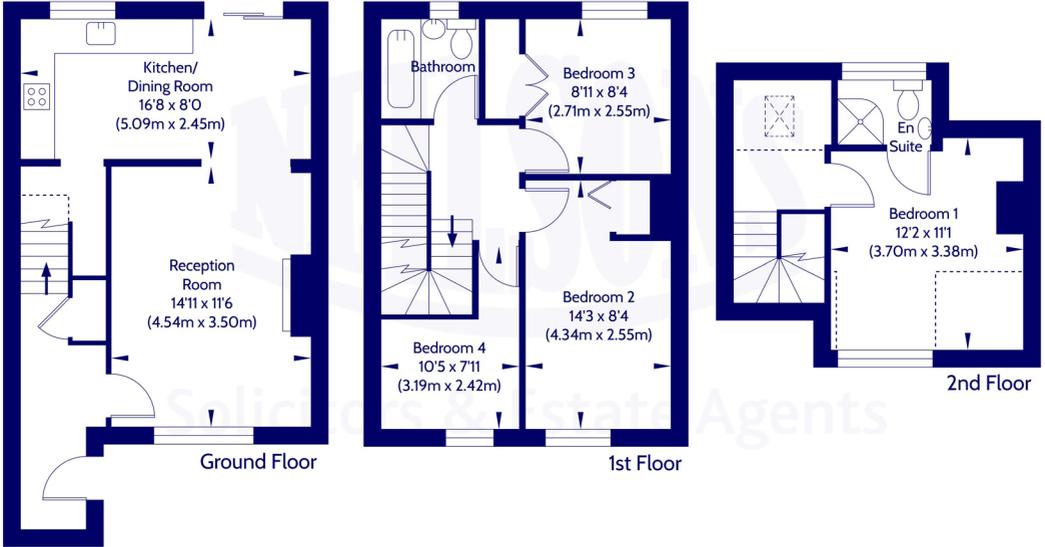
Location

The property forms part of an established residential development, situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping facilities with many high-street shops and services. Further amenities can be found in neighbouring Corstorphine, which offers a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Frequent bus and tram services provides quick and easy access into the City Centre and the South Gyle railway station is only a short walk from the property, with links to Edinburgh's Waverly Station, Glasgow and beyond. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.





Approx. Gross Internal Floor Area 94.12 Sq M / 1012 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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