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Fixed Price

**£190,000**

# 159/1 South Gyle Mains

South Gyle | Edinburgh | EH12 9HU

Rare opportunity to acquire this generously proportioned two bedroom linked house split over two levels, quietly positioned within the ever-popular South Gyle district. Close to superb amenities and transport links, the property is ideally suited to a variety of purchasers including first-time buyers and growing families.

-  2 beds
-  1 public
-  1 bathroom
-  Shared garden
-  Allocated parking
-  EPC Band - D
-  Council Tax Band - D



## Description

Internally, the accommodation briefly comprises of; welcoming entrance hallway, bright and spacious lounge/diner with a gas fireplace and a lovely dual aspect, fully-fitted kitchen with a range of included goods and tiling in splash areas whilst being styled with neutral coloured base and wall-mounted units, first floor landing with access to the attic, sizeable first double bedroom with integrated wardrobes with sliding mirrored doors and ample room for different configurations, second decent sized double bedroom with integrated storage provisions and space for freestanding furniture, and a partially-tiled partially-paneled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding fridge and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

There is an area of communal garden located to the rear of the building together with an allocated parking space.

## Viewing

By appointment through Neilsons 0131 625 2222.



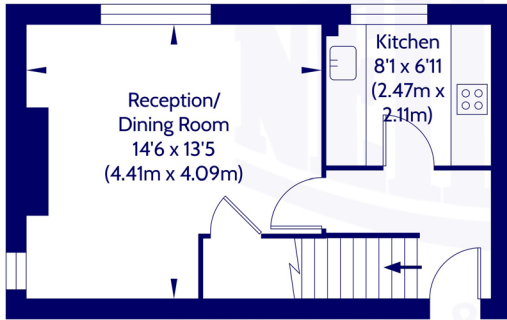


## Location

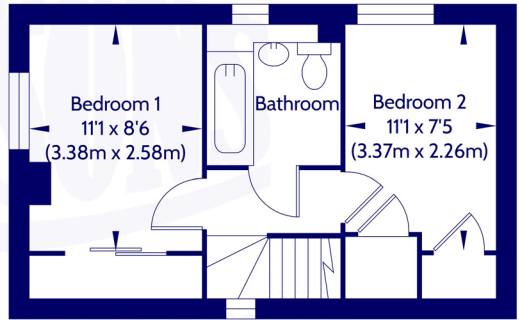
The property forms part of an established residential development, situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping facilities 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 56.83 Sq M / 612 Sq Ft.



Ground Floor



First Floor

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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