










Offers Over
£275,000

105 South Gyle Mains

South Gyle | Edinburgh | EH12 9HU

A superb opportunity has arisen to acquire this impressive three bedroom terraced villa, quietly situated within a popular residential development in the desirable South Gyle district of the city. Close to excellent commuting links and amenities, the property will undoubtedly appeal to a variety of purchasers including couples, professionals and growing families.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

Internally, the property is presented in walk-in condition and offers well-proportioned, thoughtfully arranged accommodation throughout. The ground floor comprises a welcoming entrance hallway with a useful cloak cupboard, leading into a bright and spacious reception room complete with understairs storage. To the rear, there is a stylish, fully fitted modern kitchen/diner featuring a range of integrated and freestanding appliances, complemented by tiled splashback and French doors providing direct access to the garden—ideal for both everyday living and entertaining.

Upstairs, the property benefits from a well-appointed landing with an airing cupboard and access to the attic. The generous principal bedroom includes mirrored fitted wardrobes, while the second bedroom is a good-sized double with a built-in cupboard. A third single bedroom offers flexibility for use as a home office or nursery, and the accommodation is completed by a contemporary shower room. Additional features include gas central heating and double glazing throughout, ensuring comfort and efficiency.



An annual factor fee of approximately £100 is payable to the South Gyle Proprietors Association, contributing towards the maintenance of the communal grounds.

Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge/freezer, washing machine and dishwasher. The wardrobe in the second bedroom will also be included in the sale.

Gardens & Garage

Private front and rear gardens are well-kept and offer an easy, low maintenance upkeep. The rear garden offers a sizeable patio for outdoor dining during the summer months. For the car owner, there is parking spaces to the front as well as a garage with up and over door.

Viewing

By appointment through Neilsons (0131 625 2222).





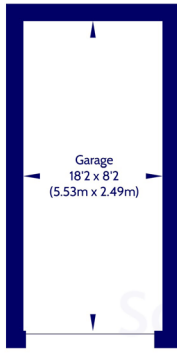
Location

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 Edinburgh College, Napier and Heriot-Watt University all within easy reach.

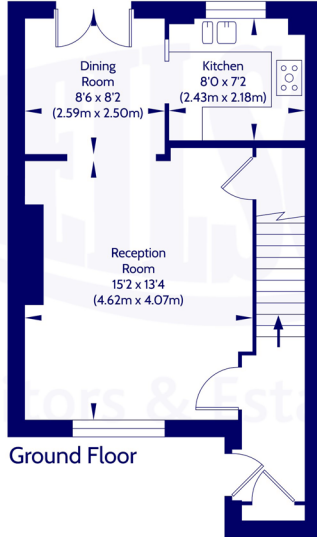




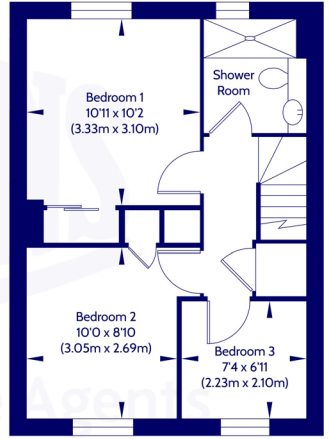
Approx. Gross Internal Floor Area 74 Sq M / 797 Sq Ft.



Ground Floor



Ground Floor



1st 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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