NEILSONS

Solicitors & Estate Agents



Fixed Price

£189,999

1/6 Mid Gogarloch Syke

South Gyle | Edinburgh | EH12 9JW

This generously proportioned top floor flat pleasantly situated within a peaceful setting, within a well-established residential development. The property is ideally located, providing convenient access to a range of local amenities, including the popular Gyle Shopping Centre, and benefits from excellent transport links for easy commuting.

- 2 Bedrooms
- 1 Public room
- 1 Bathroom
- On-street parking
- Communal garden
- EPC rating - D
- Council tax band – D



Description

The accommodation in brief comprises; welcoming entrance hallway with built-in storage, spacious and bright reception room/dining room with Juliet balcony providing lovely open views, stylish fitted kitchen, two well proportioned bedrooms, both with built-in storage and bathroom with three-piece suite and shower over bath. Further benefits include electric heating.





Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, fridge/freezer and washing machine.

Gardens & Parking

There is a communal garden located to the rear of the property and on-street parking can be found to the front and surrounding area.

Factors

There is a factoring fee payable to Horizon Housing for the upkeep of the communal areas and is approximately £100 per month.

Viewing

By appointment through Neilsons (0131 625 2222).









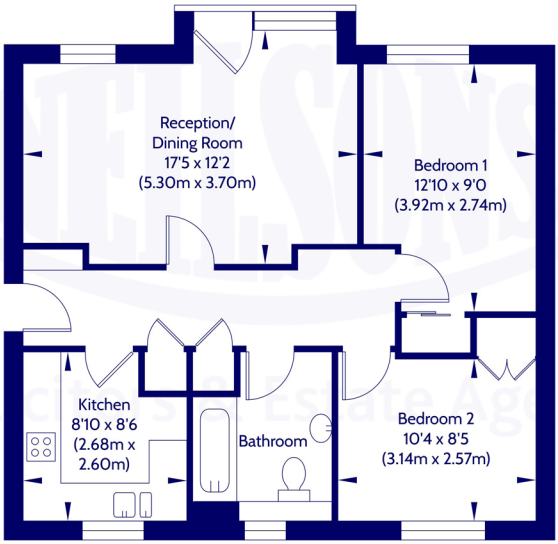
Location



The property is located in the desirable South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both within walking distance together with the Gyle Shopping Centre, which provides excellent day-to-day shopping requirements 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. A frequent bus service 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. A tram stop can be found a short walk away with which goes from the City Centre to Edinburgh Airport. Good schooling is available within the vicinity including Gylemuir Primary School and with Stevenson College, Napier and Heriot-Watt University all within easy reach.

Approx. Gross Internal Floor Area 60 Sq M / 648 Sq Ft.

2nd 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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mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

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