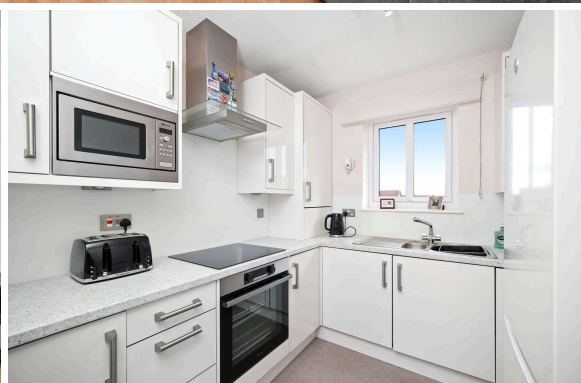




42/7 Gogarloch Syke
SOUTH GYLE | EDINBURGH | EH12 9JB

 **warners**
solicitors & estate agents



42/7 Gogarloch Syke

SOUTH GYLE | EDINBURGH | EH12 9JB

Well presented, two-bedroom, second floor flat forming part of an established development in the popular South Gyle district of Edinburgh, west of the city centre.

This charming apartment has been tastefully decorated throughout and is presented to the market in move-in condition. The spacious living/dining room is flooded with natural light through bay windows, creating a great space for relaxing or entertaining friends. The separate, contemporary kitchen is well appointed and benefits from a good amount of integral cupboard storage. The principal bedroom is a well-sized double and boasts built-in wardrobe storage. The second bedroom is also of a good size and could be alternatively employed as a home office, study or gym giving the property a good degree of flexibility, and a family bathroom completes the internal accommodation.

The property is conveniently located to offer easy access to all of the amenities of the Gyle Shopping Centre, in addition to being just a short walk away from South Gyle train station.

Offering immense appeal to first-time buyers, couples and young families, in addition to holding investment potential, early viewing is highly recommended.

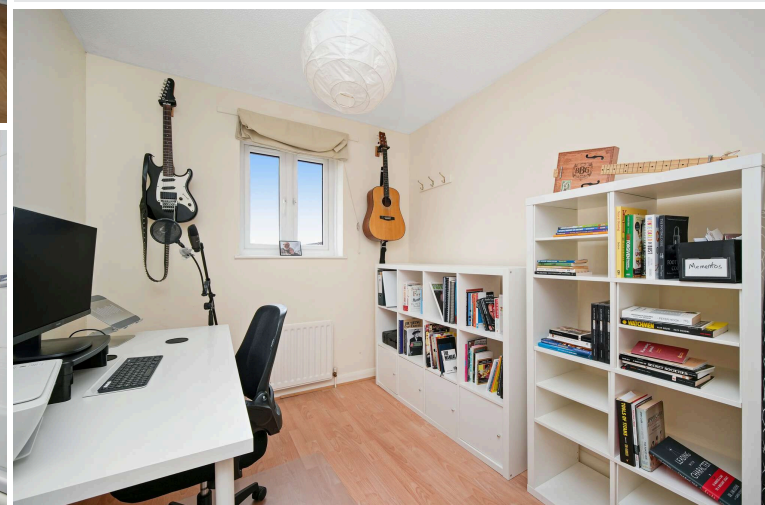
- Two-bedroom flat
- Popular location
- Excellent local amenities
- Living/dining room
- Principal bedroom with integral wardrobe storage
- Second bedroom
- Kitchen
- Bathroom
- Gas central heating
- Double glazing
- Allocated parking space

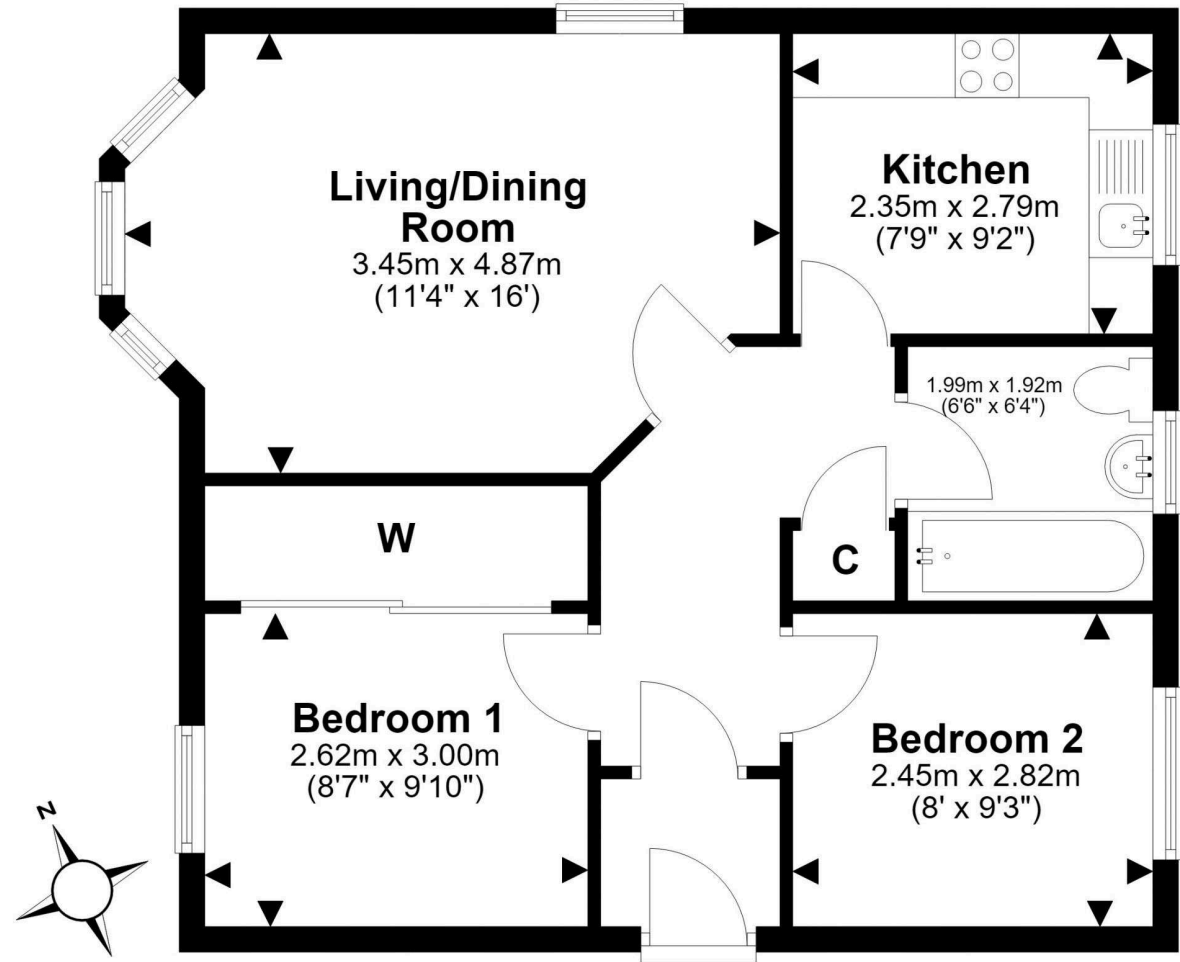
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex, which operates on a seven day a week basis and includes a large M&S and Morrisons. Further shops, banking and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also very conveniently placed for those working at the Edinburgh Business Park. Efficient tram and bus and rail services operate from the area and the city bypass, airport and main motorway networks are also within easy reach.

Energy rating C, Council tax band D. Factor is managed by Charles White and costs around £1350.90 annually. Extras included in this sale will be blinds, light fittings, washing machine and fridge freezer. Some other items of furniture can be available with separate negotiation.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.