



51/6 South Gyle Broadway
SOUTH GYLE | EDINBURGH | EH12 9LR


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Well presented second floor apartment forming part of an exclusive modern development located within a much respected residential area and well placed for quick access to excellent amenities, schools, the airport, tram stop and road and bus links. This lovely property represents a ideal home for a single person, couple or small family and boasts stylish contemporary interiors. The property comprises a welcoming entrance hallway with deep storage cupboard, bright living/dining/kitchen with Juliet balcony allowing an abundance of natural light through multiple panes and there is ample space for dining and relaxing. The well appointed modern kitchen area is fitted with white high gloss units, with integrated, and space for, appliances. Both bedrooms are generous doubles and the principal benefits from integrated storage and an en-suite shower room with electric shower and fitted shelving. The contemporary bathroom with mains shower over bath completes the accommodation. Further benefits on offer include gas central heating, double glazing, security entry system and residents' parking.

- Well presented and bright second floor apartment
- Living/dining/kitchen with dual panes and Juliet balcony
- Modern units with a range of integrated appliances
- Two double bedrooms, principal en-suite and fitted wardrobes
- Contemporary bathroom with mains shower over bath
- Double glazing and gas central heating
- Good storage options throughout
- Security entry system
- Residents' parking

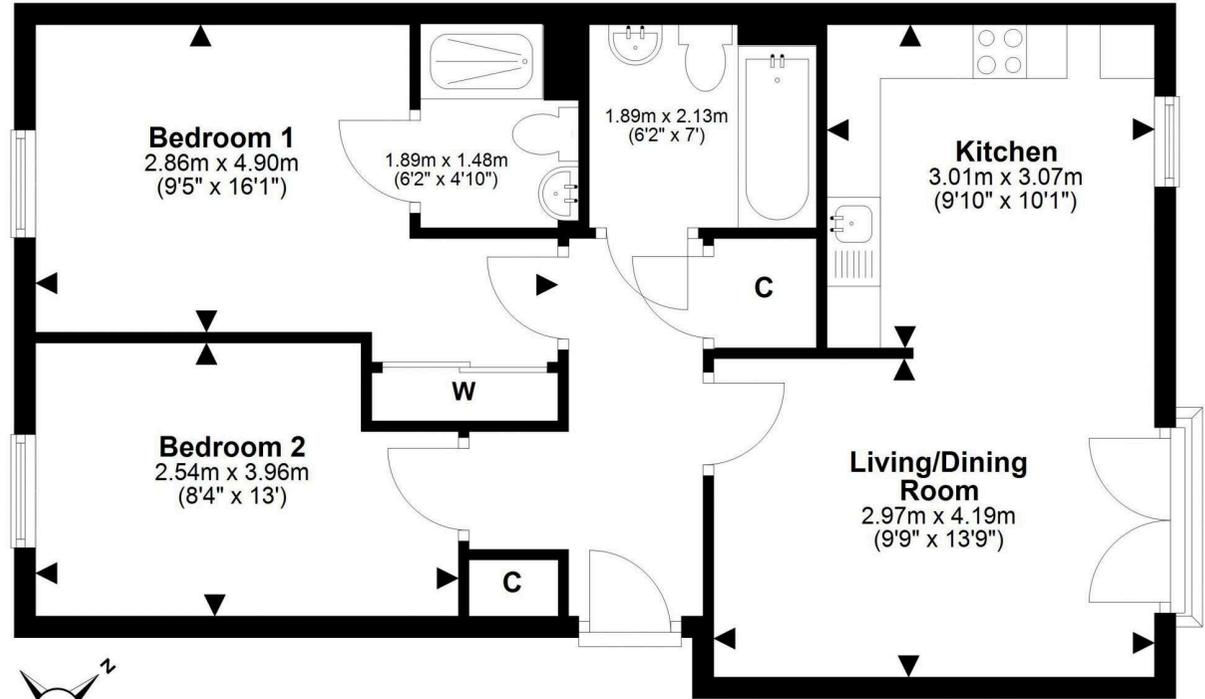
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 B, Council tax band D. Factor is managed by Ross and Liddel and costs around £900 per year. Extras included in this sale will be the curtains and fridge.





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.