









Offers Over

**£285,000**

## 122 Gyle Park Gardens

Corstorphine | Edinburgh | EH12 8NU

This spacious and beautifully presented semi-detached villa, pleasantly situated within a quiet cul-de-sac setting within the popular district of Corstorphine, close to a fantastic range of excellent amenities and transport links. In true move-in condition the property would undoubtedly appeal to the professionals or young families and early viewing is highly recommended.

-  2 Bedrooms
-  1 Reception Room
-  Bathroom
-  Front & Rear Gardens  
Driveway
- Beauty room/studio
-  EPC Rating – D
-  Council Tax Band – D



## Description

In true move-in condition, the property in brief comprises; welcoming entrance hall, generously proportioned and bright lounge with feature fireplace and television, contemporary fitted kitchen/dining with integrated appliances and door providing direct access to rear garden, light and airy principal bedroom with built-in storage cupboard, second well proportioned double bedroom with fitted wardrobes and modern bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances which include; double oven, hob, washing machine and fridge/freezer. The wall mounted electric fireplace and television in the lounge will also be included in the sale. The sofa together with the dining table and chairs can be made available by separate negotiation.

## Gardens, Driveway & Studio

To the front, there is a beautifully maintained private garden together with a driveway providing off-street parking. The well maintained private garden to the rear is of a generous size and is mainly laid to lawn with an area of decking and patio. There is a useful studio/office space located to the side of the property and a bar area to the rear. A fee of approximately £11 per month is payable to James Gibb for the upkeep of the communal areas/grass cutting.

## Viewing

Please contact Neilsons on 0131 625 2222





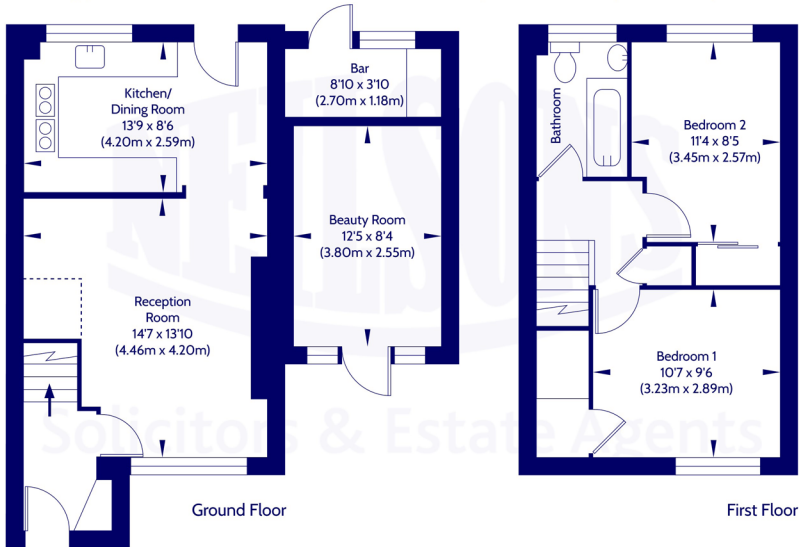
## Location

Gyle Park Gardens is a peaceful residential development offering a variety of housing styles set within attractive cul-de-sacs with central lawns. Conveniently placed off Glasgow Road and on the edge of the wide green spaces of Gyle Park, this charming location is popular with families. The property is within easy walking distance of an array of shops and services, including The Gyle Centre with Morrisons supermarket and a large Marks & Spencer, along with a number of renowned high street stores. Tesco Extra and Lidl supermarkets are also nearby with St John's Road offering a further selection of independent shops, cafes, restaurants and takeaways. The Gym Group gym and David Lloyd leisure centres are both close at hand and a choice of walks and cycle routes are available in the area. Regular bus services provide swift access in and around the city and by car the city bypass, airport and central motorway network are all within easy reach. Well-regarded schooling is provided from nursery to secondary level within easy walking distance.





Approx. Gross Internal Floor Area Incl. Bar & Beauty Room 77.41 Sq M / 834 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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.



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