



Offers Over  
**£465,000**

## 54 Gogarloch Road

South Gyle | Edinburgh | EH12 9JA

Boasting a larger than average corner plot, this superb extended semi-detached villa sits within attractively landscaped private gardens and offers bright and generously proportioned family accommodation. Close to superb amenities and transport links yet peacefully located within a small residential cul-de-sac.

- 5 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Detached garage
- Driveway
- Landscaped garden
- EPC Rating – C
- Council Tax Band – F



## Description

This bright and attractive home is offered for sale in move-in condition and provides flexible accommodation over two floors, ideal for growing families and for those looking for space to work from home. The front door opens to an entrance hallway with guest WC and doors to the reception/dining room and family room/bedroom 5. The impressive dual aspect reception/dining room has ample space for large scale living and dining furniture, window to the front of the house, French doors to the rear decking and double doors providing a sociable connection to the kitchen. The spacious kitchen has been thoughtfully designed for both family life and entertaining with a large peninsula offering eat-in space and door to the back garden. There are a wide selection of contemporary wall and base units with integrated appliances including double oven and warming drawer, wine fridge, microwave, dishwasher and washing machine. A large storage cupboard under the stairs provides additional pantry space. To the front of the house the family room/double bedroom 5 offers flexibility and is currently used as a generous home office and occasional guest bedroom. Stairs from the hallway lead to the upper landing with a hatch and Ramsay ladder to the part floored loft space which also houses the combi boiler. The principal bedroom boasts a dressing room and luxurious en-suite shower room, there are two further double bedrooms, both with built-in wardrobes, a fourth single bedroom also with built-in storage and a family bathroom with modern white suite and mains pressure over bath shower. Benefits on offer include recently upgraded double glazing throughout and gas central heating.



## Extras

The integrated kitchen appliances are to be included along with all light fittings, curtains, window blinds and raised planters in the garden.

## Gardens, Garage and Driveway

The house benefits from large private gardens to the front, side and rear. The rear garden has been beautifully landscaped and has lawn, decking and patio areas offering the ideal spot for relaxing and al fresco dining during the warmer months. The garden is fully enclosed offering the perfect safe space for children or pets to play. There is a mature Cherry tree and raised beds ideal for growing fruit and veg. The detached single garage is located to the side of the house and has up and over door, power and light and a pedestrian door to the garden. There is a monoblocked driveway offering ample off-street parking for three vehicles and the house is set back from the street by a generous front garden area which is laid to lawn with a paved pathway to the front door.

## Viewing

Please contact Neilsons on 0131 625 2222





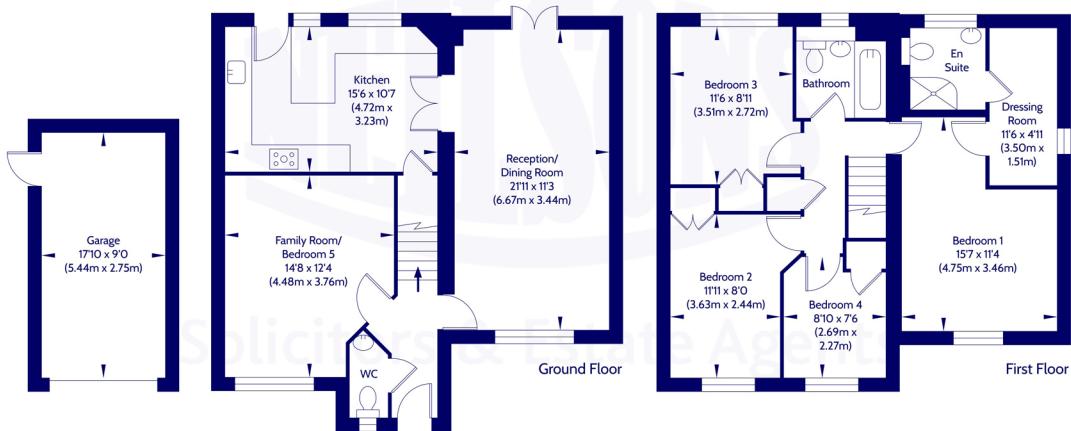
## Location

The property is located in a peaceful residential cul-de-sac in the increasingly popular suburb of South Gyle, which lies to the west of Edinburgh city centre. Conveniently placed for Edinburgh Business Park and Gogarburn, an increasing array of recreational and dining facilities are joining the area, including the planned Edinburgh Arena concert venue. Close by, The Gyle Shopping Centre and Hermiston Gait offer a wide range of shops and supermarkets and a pedestrian pathway offers swift access through to the shops and services of Corstorphine. The area is very well served by local public transport by train or bus which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 126.87 Sq M / 1365 Sq Ft.



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.



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