



Fixed Price

**£420,000**

## Plot A102 Rowanbank Gardens, Gylemuir Road

Corstorphine | Edinburgh | EH12 8FD

This new build southwest facing, second floor apartment forms part of an impressive contemporary development, located in the heart of Edinburgh's desirable Corstorphine area. Each property within the development will be finished to a quality standard throughout and have use of a substantial landscaped communal garden, together with bike storage and parking.

-  3 bedroom
-  1 public room
-  2 bathroom
-  Balcony
-  EPC rating -N/A
-  Council tax band- N/A



## Description

The well-proportioned interior briefly comprises: welcoming hallway with excellent built-in storage, wonderfully light and airy open plan reception room/dining kitchen with private south facing balcony off, generously sized principal bedroom with stylish en-suite, two further bedrooms, and family bathroom with modern three piece suite and over-bath shower.



## Parking

Private car parking spaces all with electric vehicle charging points are available, subject to availability and separate purchase. In addition, there are visitors' spaces and accessible car parking spaces for any registered blue badge holders. A factoring company has been appointed to maintain all common areas with an annual fee payable by residents

## Viewing

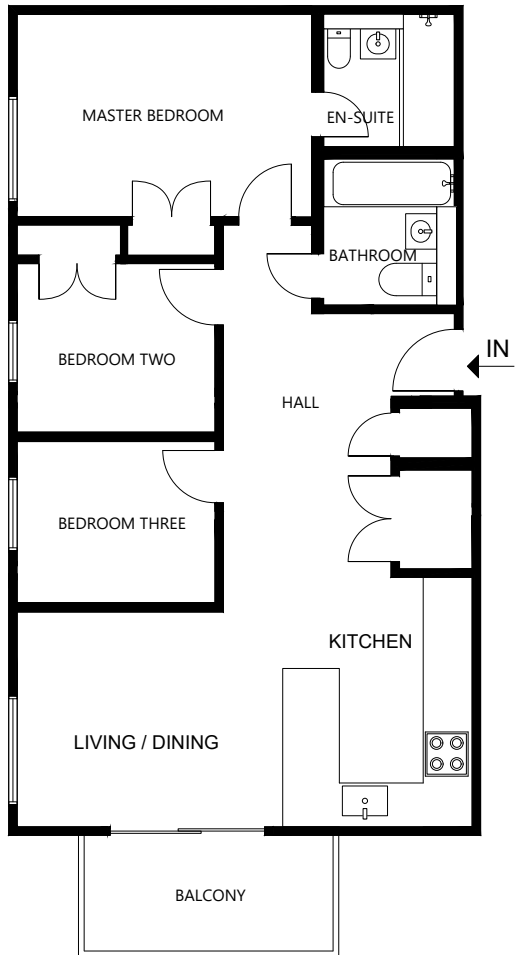
By appointment through Neilsons (0131 625 2222).





## Location

The abundance of green spaces and amenities within easy reach of Rowanbank Gardens is one of the most exciting elements of the development: shopping, parks, and recreational centres all sit comfortably within easy walking and cycling distance. The residential area of Corstorphine has easy and efficient connections to the city centre and onward travel. Taking the bus is the most efficient way of getting in and out of Corstorphine. Numbers 12, 26 and 31 will take you there from the city centre. The train from South Gyle takes between 9 and 14 minutes to reach Waverley, and with the walk to the station under 15 minutes, getting to the city centre in total is under a mere 30 minutes. Rowanbank Gardens is only a 20-minute walk to Saughton tram stop, which runs directly to Edinburgh Airport in 18 minutes. Rowanbank Gardens is situated a short four-minute walk from a well-stocked Tesco Extra, with a convenient Marks & Spencer's Food Hall, and The Co-op, just a twenty-five-minute walk away. Whether you spend every evening at the gym or prefer a gentle stroll, the options for sporting activities are in high supply. David Lloyd's gym is a mere eight-minute walk from Rowanbank Gardens, and scenic Carrick Knowe Golf Club is in close proximity.



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.

PLOT A 1.02, ROWANBANK GARDENS, EDINBURGH  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

