






Offers Over

£305,000

141 Gogarloch Syke

South Gyle | Edinburgh | EH12 9JE

Neilsons are delighted to offer on to the market this appealing end terraced villa which enjoys a peaceful setting on a well-kept cul-de-sac, located in the ever popular South Gyle area of the city. The property boasts a generous private garden backing on to a small, wooded area and offers well-proportioned accommodation perfectly suited to the growing family. The property benefits from modern double glazing and gas central heating.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  On-street residents parking
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- E



Description

The internal space briefly comprises: entrance hallway with stair to the upper level, comfortable south facing reception room which features attractive wood flooring, focal living flame style electric fire and substantial under-stairs storage cupboard, double doors open into a family dining kitchen which has ample space for a table and chairs and has been fitted with a good variety of wood fronted base and wall mounted units, with contrasting worktops and integrated appliances, two double bedrooms, a single bedroom, and family bathroom with three piece white suite, splash screen and over-bath electric shower.



Extras

All blinds, light fittings, fixtures and integrated appliances will be included in the sale.

Gardens and Parking

To the front of the house there are areas of well maintained lawn, peppered with a variety of shrubs. Ample residents parking is available and the property also has its own allocated parking space. Undoubtedly one of the standout features of this property is the spectacular rear garden which has a wonderfully private feel and comprises lawn, mature trees, shrubs and bushes. The gardens look out onto adjacent woodland and offer the perfect spot to enjoy outdoor eating and drinking in the warmer months.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

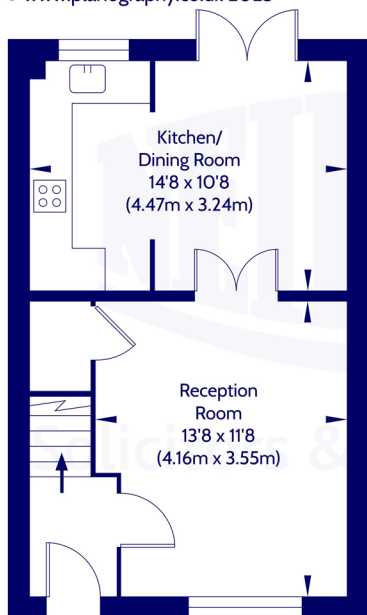
The property is located in the desirable South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping requirements with many high-street shops and services. Further amenities can be found in neighbouring Corstorphine, which offers a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. A frequent bus service provides quick and easy access into the City Centre and the South Gyle railway station is only a short walk from the property, with links to Edinburgh's Waverly Station, Glasgow and beyond. A tram stop can be found a short walk away with which goes from the City Centre to Edinburgh Airport. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.



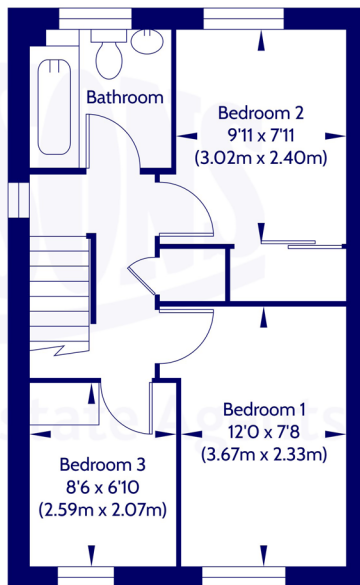
Approx. Internal Area 67.38 Sq M / 725 Sq Ft.

Not to scale. For identification only.

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Ground Floor



First Floor

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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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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

