



**4/2 South Gyle Mains,
Edinburgh, EH12 9EP**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BRIGHT AND SPACIOUS

TWO-BEDROOM TERRACED HOUSE



A most attractive, bright and spacious, two-bedroom terraced house with open outlook. It is situated in a mature, quiet residential development in the popular South Gyle district close to excellent transport links, including a train station close by allowing for quick access to City Centre. The Gyle Shopping Centre, Gyle Public Park and a primary school are within easy walking distance. The house has been nicely decorated throughout with the neutral décor complementing the quality floor coverings. On the ground floor level there is a hall with two spacious storage cupboards, a bright sitting room decorated in grey with stained oak effect flooring and a modern kitchen with a generous range of fitted units and appliances. On the upper level are two double bedrooms and a family bathroom. There is a shared drying green and an allocated parking space.

Hall

Sitting room

Kitchen

Two double bedrooms (one with 3 door mirror fitted wardrobes)

Bathroom with shower

Double glazing

Gas central heating

Attic providing storage

Shared drying green

Garden shed

Allocated parking space

factored by South Gyle Proprietors Association who charge approx. £70 per annum for communal garden maintenance throughout the development





SOUTH GYLE

The property forms part of an established residential development, situated in the popular 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 facilities 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. Frequent bus and tram services 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. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.



Extras

All fitted floor coverings, light fittings, blinds, electric oven, gas hob and extractor hood, fridge, dish washer and automatic washing machine (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

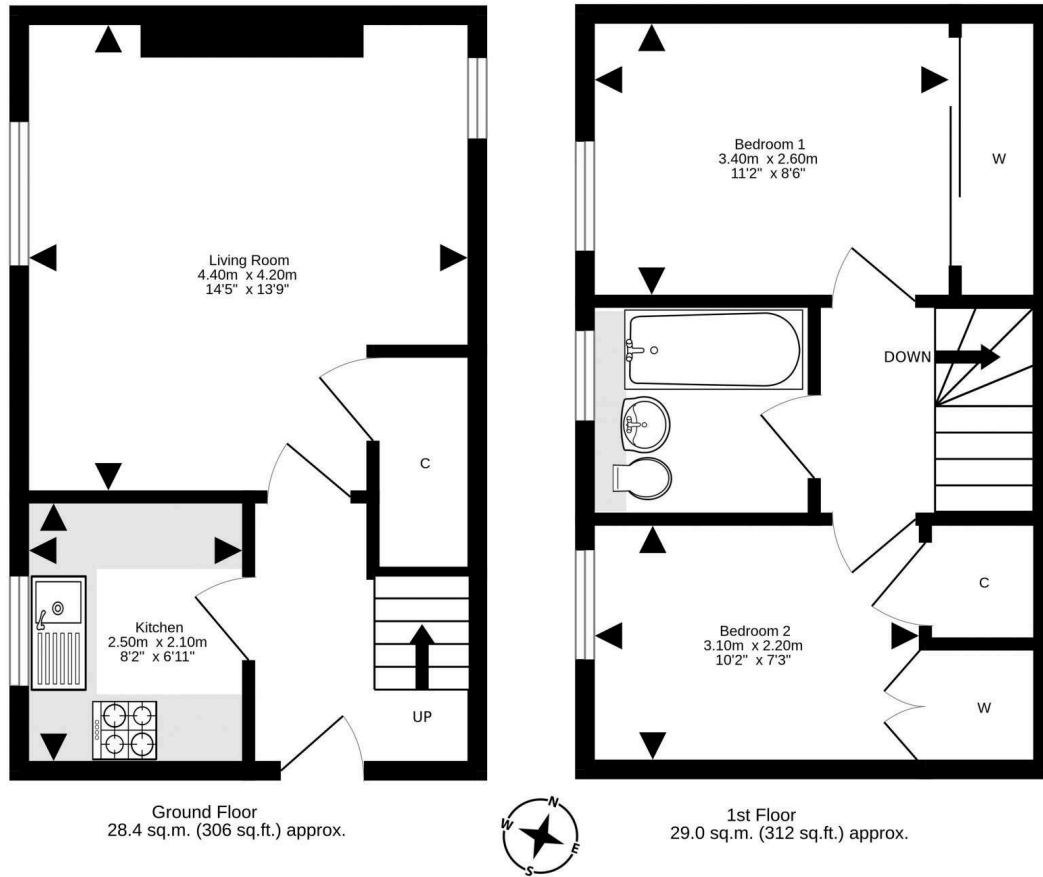
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Home Report Valuation

£200,000

EPC Rating

D



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