










Fixed Price

£340,000

80 Gogarloch Syke

South Gyle | Edinburgh | EH12 9JB

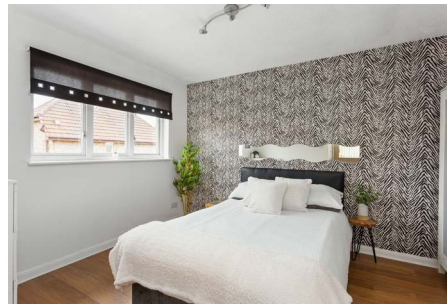
Neilsons are delighted to offer on to the market this spacious and beautifully presented semi-detached villa, pleasantly situated within a quiet cul-de-sac setting in an established modern development close to excellent commuting links and local amenities. The accommodation which is presented to the market in move-in condition would undoubtedly appeal to the professionals and growing families and early viewing is highly recommended.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom & WC
-  Driveway
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band - E



Description

In brief the subject comprises; welcoming entrance hallway with WC, well proportioned and bright reception room, open plan to dining room and French doors to rear garden, stylish and modern fitted kitchen with appliances, light and airy principal bedroom, further good sized double bedroom with fitted wardrobes, single bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and good storage space.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Parking

There is a lovely, well maintained South facing private garden to the rear which has been laid with chippings and decking for easy maintenance and provides the ideal space to enjoy outside dining/relaxing. The 2 sheds will also be included in the sale. To the front lies a further section of private garden ground and driveway providing off street parking for multiple vehicles.

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.



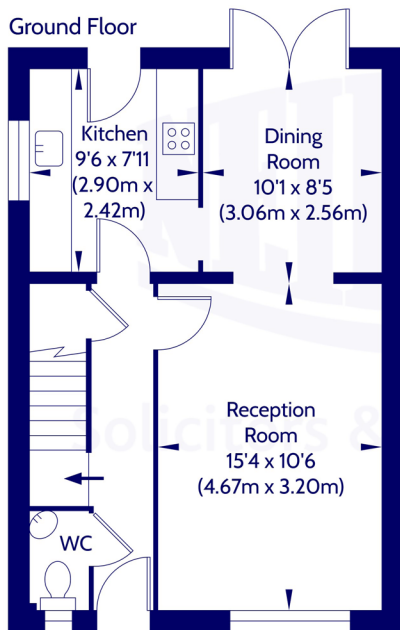
Approx. Internal Area 78.07 Sq M / 841 Sq Ft.

Not to scale. For identification only.

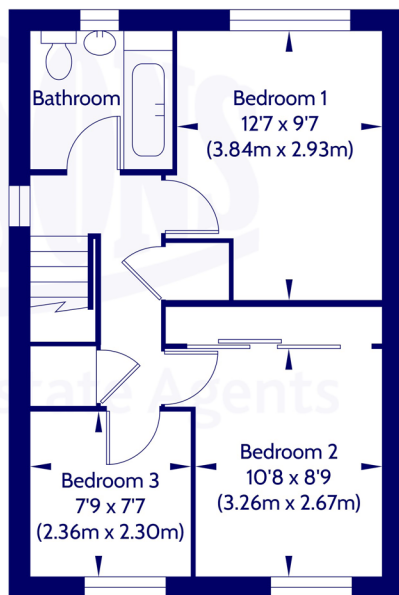
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Ground Floor



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.



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



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