



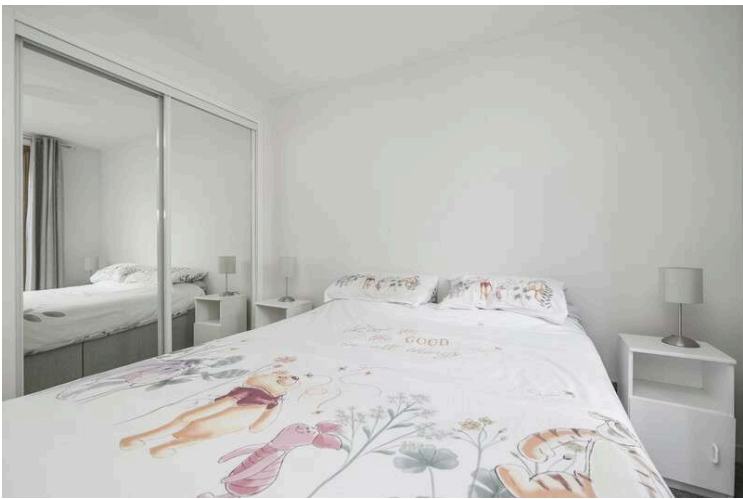
104 Gyle Park Gardens, Edinburgh, EH12 8NQ

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Ideal first time buy or investment opportunity this one bedroom main door lower villa with the added benefit of a single garage and private garden. The property is ideally located in the popular and much sought after residential area of Corstorphine, close to an abundance of local amenities whilst being conveniently placed close to excellent transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Living/dining room front facing.
- Fully fitted kitchen with a range of wall and base units along with integrated appliances.
- Double bedroom with built in wardrobes. Patio doors access the rear private garden.
- Showerroom with corner shower, wash hand basin and wc. Fitted mirror.
- Gas central heating.
- Double glazing.
- Private garden to the rear.
- Single garage (third one down on the right).
- Residents and visitors parking.



Location

Gyle Park Gardens forms part of an established residential development located off Glasgow Road in the sought after Corstorphine area of the city. The property is conveniently positioned for access to excellent amenities with the Gyle Shopping Centre and Hermiston Gait retail park both just a short distance away. Further amenities can be found nearby offering a good selection of local shops, banks, beauty salons and restaurants together with a Tesco superstore. 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 Waverley Station, Glasgow and beyond.

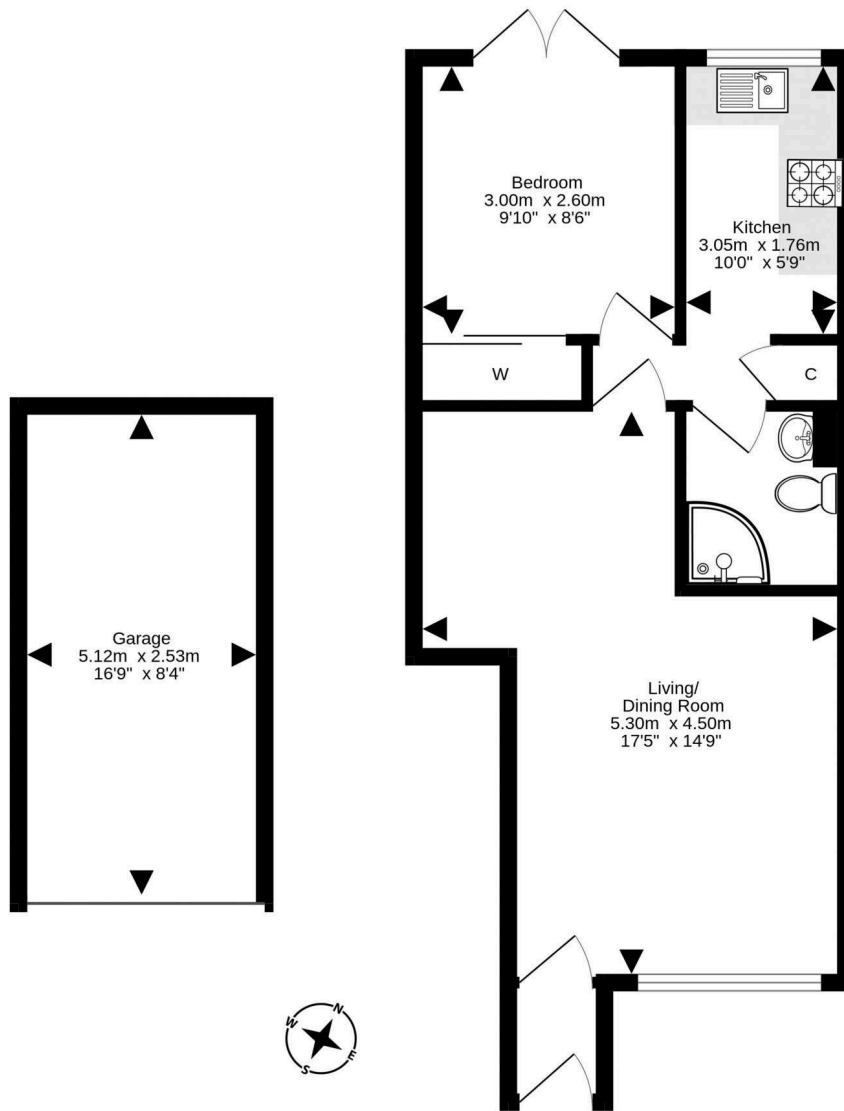
Extras

The integrated kitchen appliances, curtains and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

