



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**5 NORTH GYLE DRIVE**

Corstorphine, Edinburgh, EH12 8JW



This single-storey detached bungalow in Corstorphine offers a living room, a dining kitchen with a utility room, three bedrooms, an en-suite shower room, and a separate bathroom, plus a lovely garden, an attached single garage, and a large private driveway. The home lies close to excellent amenities including shops, schools, transport links, and parks, and is under six miles from the heart of the city.

Extras: Integrated kitchen appliances comprising an oven, combination microwave, hob, extractor fan, dishwasher, and fridge will be included in the sale, alongside a freestanding freezer and washer/dryer. Please note, no warranties or guarantees shall be provided for the appliances.

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## FEATURES

- Single-storey detached bungalow in Corstorphine
- Entrance vestibule and hall with storage
- South-facing living room
- Dining kitchen with utility room
- Three versatile double bedrooms (two with storage)
- One en-suite shower room
- Separate bathroom with shower-over-bath
- Lovely rear garden with lawn, colourful planting, and a patio
- Attached large single garage
- Large private driveway
- EPC rating - D
- Council Tax Band - F





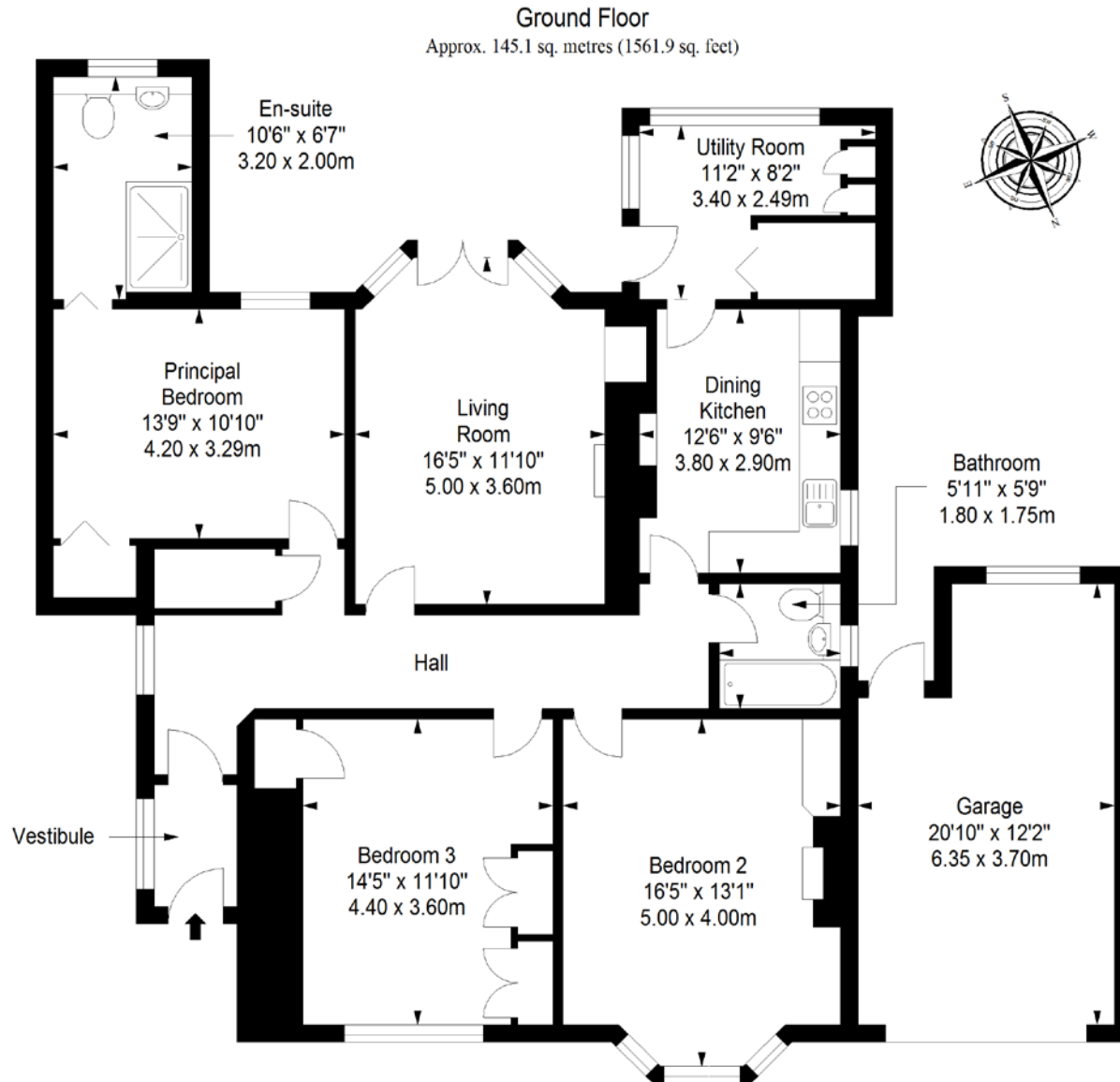


“SEPARATE BATHROOM WITH  
SHOWER-OVER-BATH &  
LOVELY REAR GARDEN  
WITH LAWN, COLOURFUL  
PLANTING, AND A PATIO”





# FLOORPLAN





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GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.