



4 North Gyle Park, Edinburgh, EH12 8LE

Description

Well proportioned semi-detached bungalow with excellent potential and scope for a loft conversion. It has a private driveway with car port and beautifully landscaped front and rear gardens. It has gas central heating and double glazing.

The accommodation comprises:

- Entrance hall with storage cupboard housing the Vaillant boiler and gas meter and further storage cupboard housing the electricity meter and fuse board
- Front facing double bedroom with wardrobe
- Generous front facing living room with large window to the front
- Rear facing double bedroom with windows overlooking the garden and staircase to the floored loft
- Family bathroom is fitted with a wash basin, WC and bath with shower attachment
- The kitchen is fitted with a range of wall and base mounted units with laminate marble effect worktops with inset sink and appliances including a gas hob with extractor hood, double oven and washing machine

Outside & Gardens

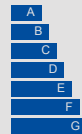
There is a paved driveway with car port and well-tended beautifully landscaped front and rear gardens. The rear garden has paved patios and is fully enclosed by hedging.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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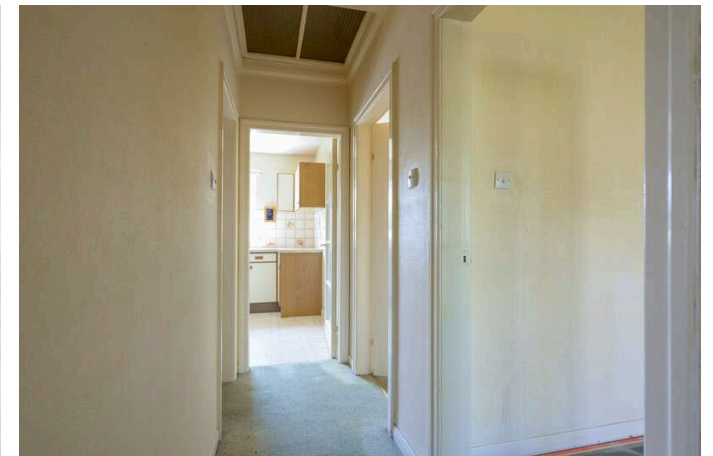


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Location

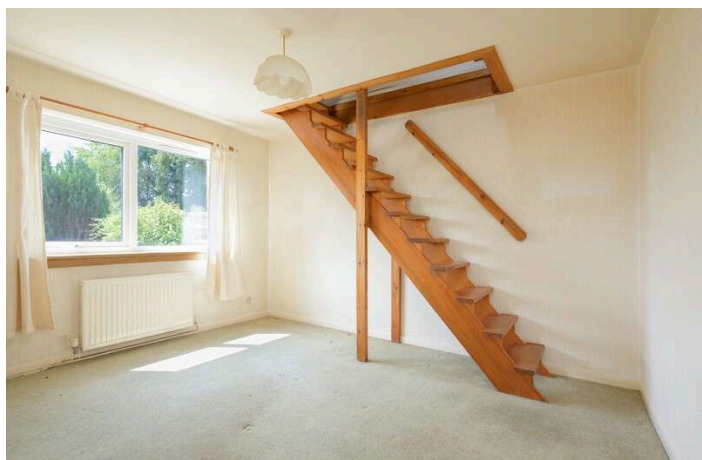
The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, new Lidl supermarket off Gylemuir Road and the Gyle Shopping Centre is only a few minutes' drive. Recreational facilities in the area include Drum Brae Leisure Centre, the David Lloyd Leisure club and Corstorphine Hill and Cammo provide a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It is in the catchment area for Corstorphine Primary School and Craigmount Secondary School, both of which are only a short walk from the property.

Extras

All fixed floor coverings, blinds, curtains, light fittings and the kitchen appliances are included in the sale. As the property forms part of an estate, the usual warranties for heating and appliances are excluded.

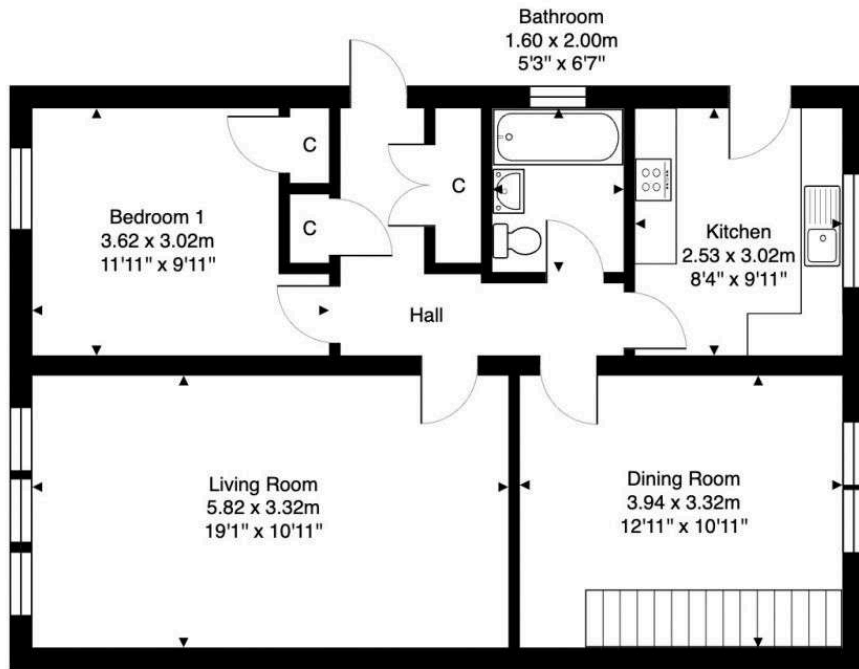
Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.









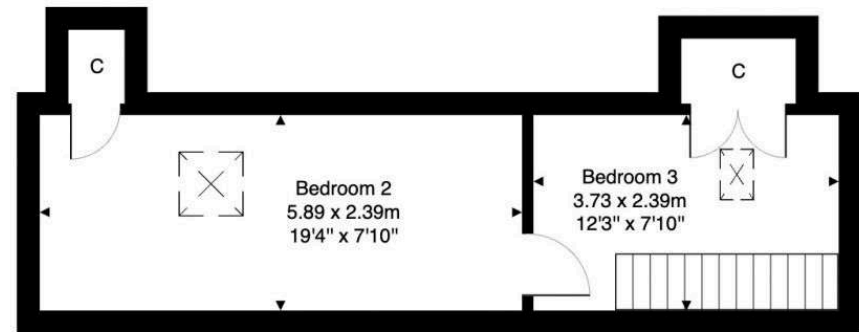
Ground Floor



4 North Gyle Park, Edinburgh, EH12 8LE

Total Area: 88.1 m² ... 949 ft²

All measurements are approximate and for display purposes only



First Floor

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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 22 St. John's Road, Corstorphine, EH12 6NZ
 DX 550 440 Edinburgh 44

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 E: property@dmdpartnership.co.uk
 T: 0131 316 4666

www.dmdlaw.co.uk

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