



## 34 North Gyle Terrace, Edinburgh, EH12 8JU

### Description

Extended semi-detached chalet style villa with pleasantly landscaped private gardens, driveway and garage. The property has excellent potential and would make an ideal family home. The property has been extended over the garage to create a large en-suite bedroom and a conservatory has been added to the rear.

The accommodation comprises:

- Entrance hall
- Generous front facing living room with large window to the front, gas fire, cornicing, ceiling rose and parquet flooring
- The kitchen / dining room is fitted with a range of wall and base mounted units with laminate marble effect worktops with breakfast bar area and inset stainless steel sink and appliances including an electric cooker with extractor hood, fridge and washing machine
- Large conservatory with laminate flooring
- Utility area and downstairs WC
- Master bedroom with built-in wardrobes and en-suite shower room
- Two further good sized double bedrooms with built-in wardrobes
- Family bathroom is fitted with a wash basin, WC and bath with shower attachment



### VIEWING DETAILS

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

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)



EPC RATING  
F



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### Outside & Gardens

There is a paved driveway leading to the single attached garage and there are well-tended beautifully landscaped front and rear gardens.

### Location

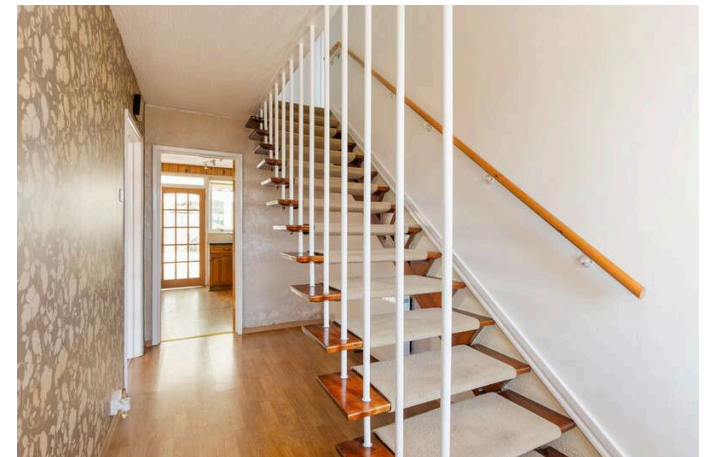
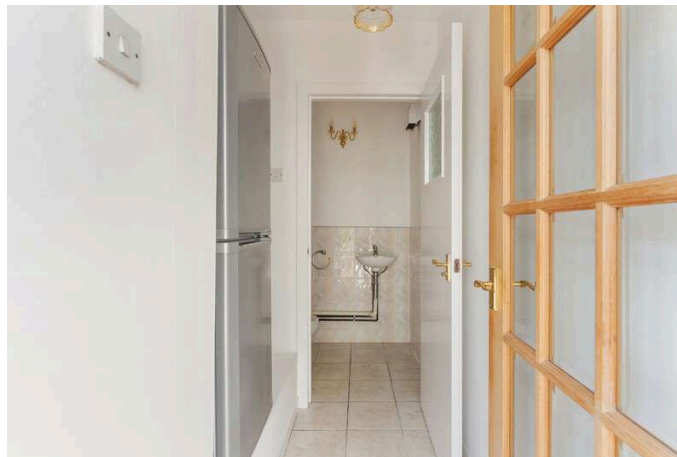
The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, 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

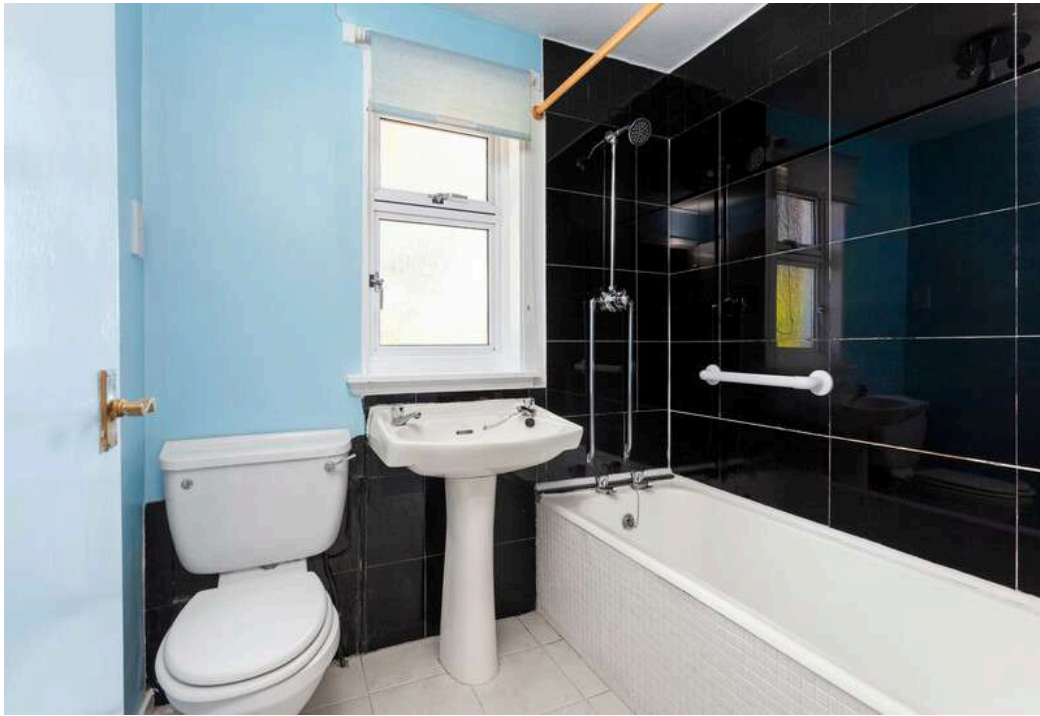
The fixed floor coverings, blinds, light fittings and the kitchen appliances are included in the sale. As the property forms part of an estate, the usual warranties for heating and appliances are excluded.

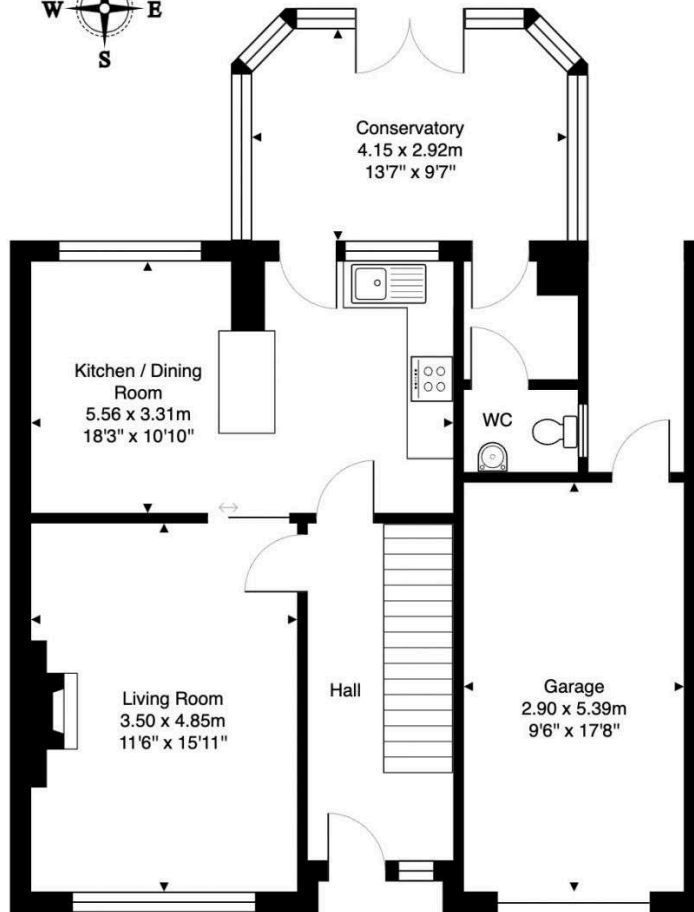
### Council tax

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







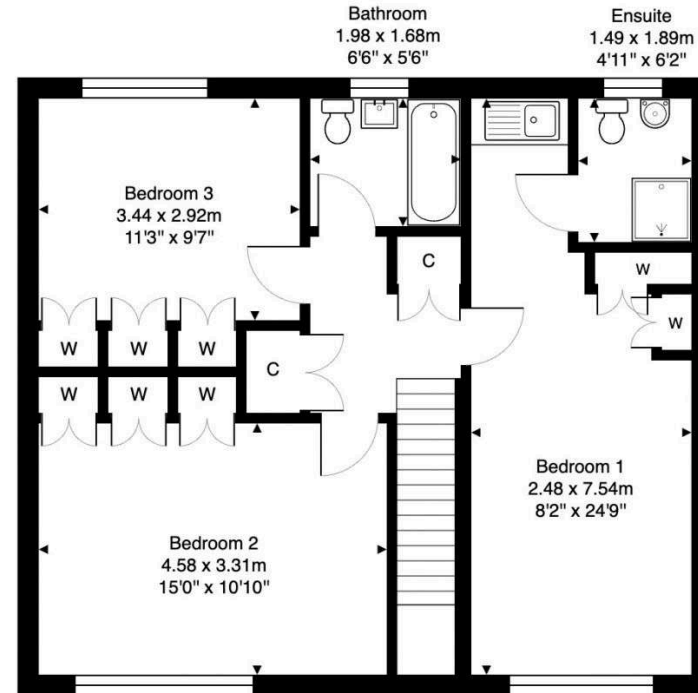


Ground Floor

**34 North Gyle Terrace, Edinburgh, EH12 8JU**

Total Area: 148.0 m<sup>2</sup> ... 1593 ft<sup>2</sup>

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

F: 0131 539 7035  
E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)  
T: 0131 316 4666

[www.dmdlaw.co.uk](http://www.dmdlaw.co.uk)

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