



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 23, 127 Gylemuir Road

Corstorphine, Edinburgh, EH12 7FD

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Forming part of a luxurious, brand-new development, Rowanbank Gardens in Corstorphine, this third-floor apartment is the epitome of contemporary living, with a wonderful open-plan living space, ideal for everyday life and entertaining alike, spacious sleeping accommodation, and two bathrooms, all enhanced by contemporary styling and design. The apartment also boasts a private south-facing balcony off the living room, overlooking the communal landscaped courtyard.

NB: Please note, the photos are of the showhome.

Property Summary

- Designed with sustainability in mind
- Well-proportioned third-floor apartment
- Fabulous open-plan kitchen/living/dining room
- Kitchen designed and supplied by Kitchens International
- Siemens appliances included (excluding washing machine)
- Private south-facing balcony off living room with space for bistro table and chairs
- Principal bedroom with en-suite and built-in wardrobe
- Two further bedrooms (one with built-in wardrobe)
- Family bathroom fitted with floor tiles and wall tiles to wet area
- Engineered oak flooring to the lounge/kitchen and carpet in the bedrooms
- Mirrors and shaver sockets to bathrooms
- Tranquil shared garden grounds with fruit trees and space for vegetable growing
- Communal secure bike storage
- Air-source heat pump and underfloor heating





Private balcony with space for bistro table and chairs and a principal bedroom with en-suite and built-in wardrobe



Let us help you find your next
dream property!



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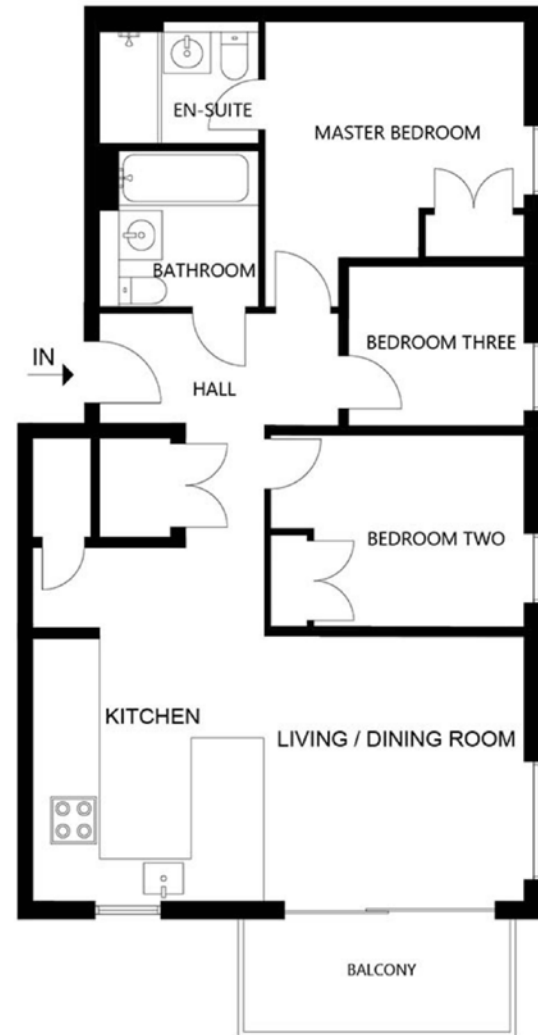
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 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



PLOT A 1.01, ROWANBANK GARDENS, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY