



30 Gyle Park Gardens

Corstorphine, Edinburgh, EH12 8NG

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This bright and airy semi-detached house is an attractive residence that is well-presented throughout in light neutral tones. It offers two reception areas, as well as a dining kitchen, and it has two double bedrooms and a three-piece bathroom. The south-facing home further benefits from private parking and neatly-kept gardens. It also has a desirable position in Corstorphine, set close to the Gyle Shopping Centre, Gyle Park, two train stations, and local schools.

Inside, an entrance hall provides a warm welcome before leading through to the living room on the right. This reception area has a spacious footprint for comfy lounge furniture; plus, it is bathed in daily sun from a large south-facing window. It is further enhanced by an understated neutral palette and a built-in cupboard for on-hand storage. Furthermore, it openly extends into the dining kitchen, which offers ample room for a table and chairs. The kitchen is appointed with white base and wall cabinets, matching splashbacks, and wood-toned worksurfaces. It is an elegant look, complemented by seamlessly integrated appliances (oven, electric hob, washer/dryer, and fridge with a freezer compartment). A dual-aspect conservatory is adjacent, providing lovely views over the mature rear garden and a delightful setting for relaxation. Upstairs, the two double bedrooms extend off a landing with a built-in cupboard. Both bedrooms are bright and airy, finished in light hues and with soft carpets for optimal comfort. The two rooms are also equipped with built-in wardrobes for added convenience. They are served by a three-piece bathroom, which enjoys a chic, traditional-inspired aesthetic. Gas central heating and double glazing ensure a warm, yet cost-effective living environment all year round.



Features

- South-facing semi-detached house
- Situated in popular Corstorphine
- Light neutral interiors throughout
- Welcoming entrance hall
- South-facing living room
- Well-appointed dining kitchen
- Dual-aspect conservatory
- Two bright and airy double bedrooms
- Bathroom with a three-piece suite
- Easy-to-maintain front and rear gardens
- Private driveway and single garage
- Gas central heating and double glazing
- EPC Rating - D





“South-facing semi-detached house situated in popular Corstorphine”







Outside, the home is flanked by easy-to-maintain gardens to the front and to the rear. The latter is framed by colourful planting, creating an idyllic space for alfresco dining in the sun. A private driveway and a single garage provide off-street parking for two cars.

Extras: all fitted floor and window coverings, select light fittings, integrated kitchen appliances, and the conservatory furniture to be included in the sale. Additional furnishing may be available by separate negotiation.

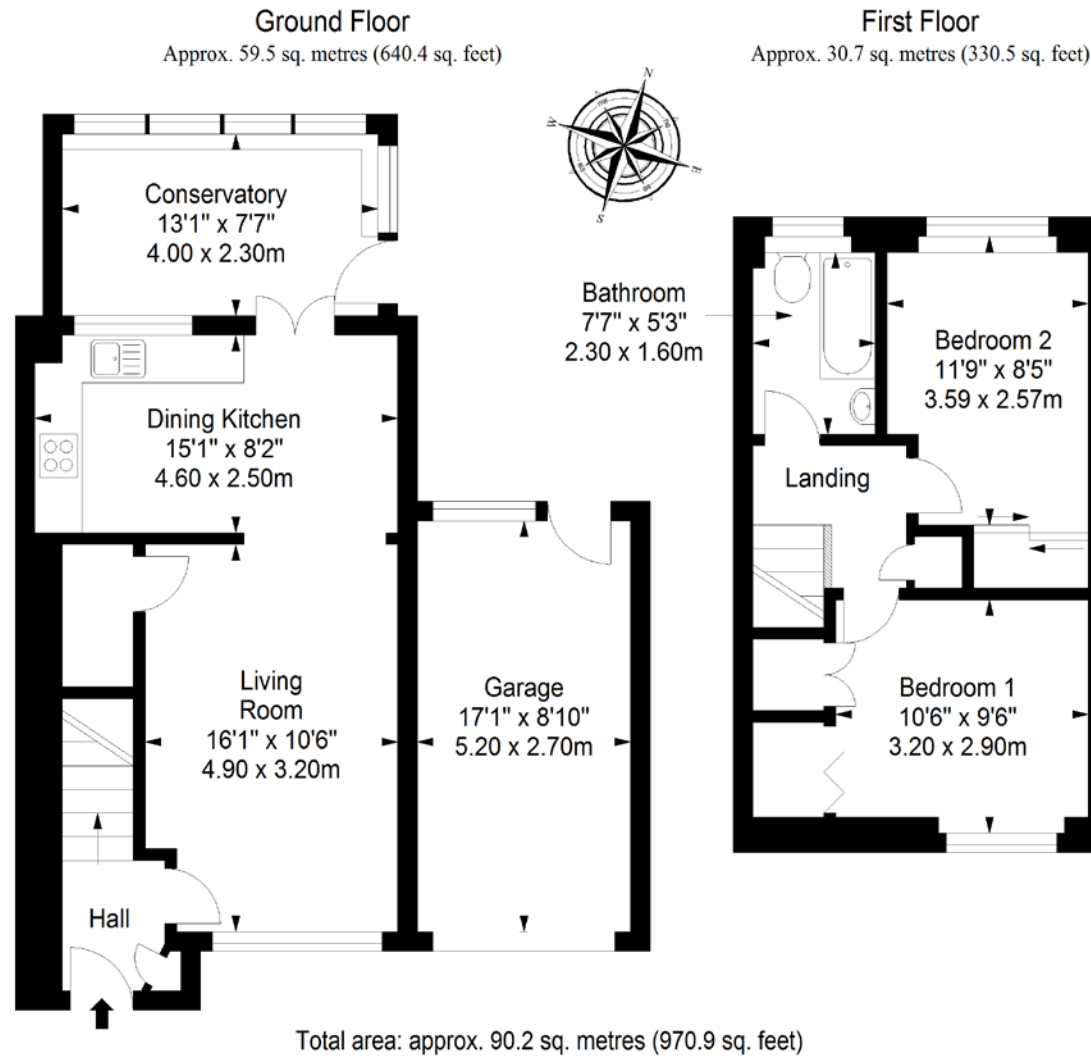
Area

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.





Floorplan



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