



219 South Gyle Wynd

South Gyle, Edinburgh, EH12 9EZ

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This main-door upper flat is brought to market in move-in condition, providing buyers with an appealing blank canvas. The one-bedroom home enjoys bright and airy living accommodation with a sociable open-plan layout and it benefits from a modern kitchen and bathroom. Furthermore, the flat has a convenient location in South Gyle, positioned within easy reach of the Gyle Shopping Centre and regular bus and rail links for a swift commute into Edinburgh city centre. It is sure to be popular with commuting professionals, couples, and first-time buyers alike.

Reached via a flight of stairs, the home's private front door opens into a central hall leading to all accommodation. It provides a warm welcome and a built-in cupboard before heading right into the open-plan kitchen, living and dining room. Here, crisp white décor and a wood-inspired floor create a minimalist-inspired style that enhances an airy ambience. It has a spacious footprint for comfortable furnishings and two southwest-facing windows that catch the afternoon sun. The kitchen area is neatly zoned too, incorporating a neat breakfast bar for casual meals and socialising whilst cooking. It has a modern, monochrome-inspired design, equipped with white cabinets and contrasting worktops and splashback tiles. It also includes an integrated oven and gas hob, and an undercounter fridge, and a washing machine.



Features

- Upper flat in move-in condition
- Convenient setting in South Gyle
- Neutral interior décor throughout
- Private main-door entrance
- Central hall with built-in storage
- Open-plan kitchen/living/dining room
- Modern, monochrome-inspired kitchen
- Double bedroom with built-in wardrobe
- 3pc bathroom with overhead shower
- Well-kept communal garden
- Unrestricted on-street parking
- EPC Rating - B





“Neutral interior décor throughout, open-plan kitchen/living/dining room and a modern, monochrome-inspired kitchen”







Meanwhile, the double bedroom mirrors the aesthetic of the living area, creating a bright and tranquil sleeping environment. The room is well-proportioned and it is supplemented by a built-in wardrobe for added convenience. Completing the home is a three-piece bathroom that has an overhead shower and attractive tile work. Gas central heating and double glazing ensure a warm and comfortable living environment all year round.

Outside, residents have shared use of a well-kept garden and there is unrestricted on-street parking available in the area as well.

Extras: all fitted floor and window coverings, light fittings, integrated appliances, a fridge, and a washing machine to be included in the sale.

South Gyle

Lying west of Edinburgh city centre, thriving South Gyle is a popular choice for commuters travelling into the capital and beyond, due to its proximity to Edinburgh Airport and major road networks, and superb public transport links, including two train stations, the Edinburgh tramline, and a vast bus network. Hugged by the Edinburgh Green Belt, South Gyle is home to a blend of leafy residential areas and prosperous business premises. The area is served by excellent shopping amenities too, particularly at the Gyle Shopping Centre, which hosts an array of high-street retailers and family restaurants, as well as major supermarkets. One of Edinburgh's largest public parks, Gyle Park offers breath-taking views of the city skyline, as well as fantastic outdoor recreational facilities, including sports pitches, an outdoor gym, and a skateboard/BMX park. For those who prefer to exercise indoors, David Lloyd Edinburgh Corstorphine (also within Gyle Park) boasts a state-of-the-art gym, a pool and additional sport and fitness facilities. South provides local primary and secondary schooling and is well placed for excellent further and higher education, including Edinburgh College, Heriot-Watt University and Edinburgh Napier University.

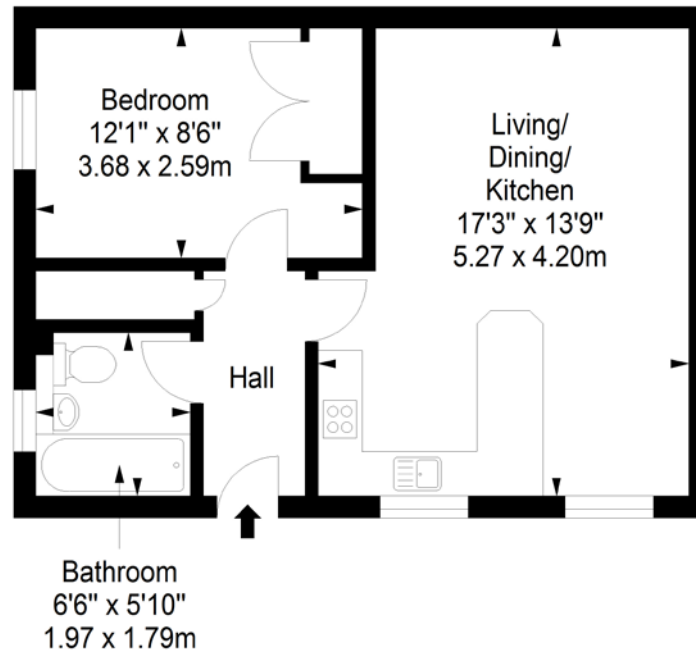




Floorplan

First Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



Total area: approx. 39.2.8 sq. metres (422.0 sq. feet)

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