



171 South Gyle Wynd, Edinburgh, EH12 9EZ

Description

Two bedroom end terraced house in good order and located in the popular area of South Gyle, on the west side of Edinburgh. It is a high amenity area with excellent shopping facilities nearby and it would make an ideal starter house for a couple or small family. The property benefits from gas central heating and double glazing.

The accommodation comprises:

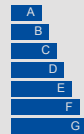
- The vestibule leads into the entrance hall with staircase
- The spacious sitting room has a deep storage cupboard and patio doors to the rear garden
- The kitchen is fitted with a range of wall and base mounted units with laminate worktops, sink with mixer tap, gas cooker, fridge freezer, dishwasher and washing machine
- Upstairs there are two well proportioned double bedrooms, both of which have built-in wardrobes
- The tiled shower room has fitted furniture, wash basin, WC and a large shower enclosure.



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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Location

South Gyle is located on the West side of Edinburgh, adjoining Corstorphine. The property is well placed for The Gyle shopping centre and a variety of leisure and recreational facilities including the David Lloyd sports centre and several golf courses. South Gyle station is only a short walk and offers a regular train service to Edinburgh City Centre and Fife. It is also close to the tram network, which provides quick access to Edinburgh City Centre and Edinburgh airport. The property is within quick and easy reach of several major Business and Commercial Centres. It is also convenient for access to the City Bypass and the motorway network. It lies in the school catchment for Gylemuir Primary School and Forrester High School.

Outside & Gardens

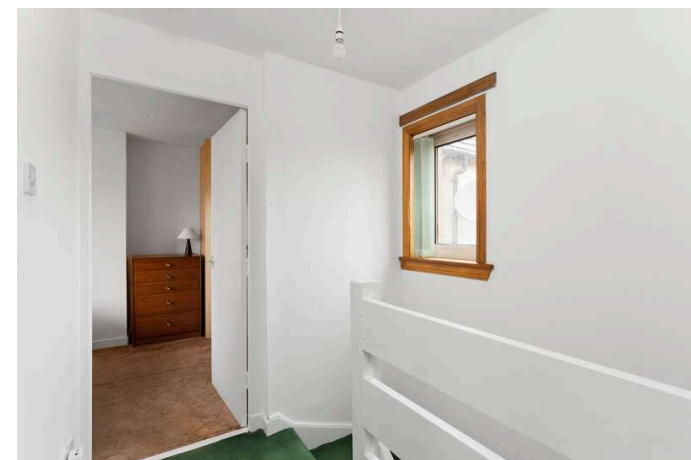
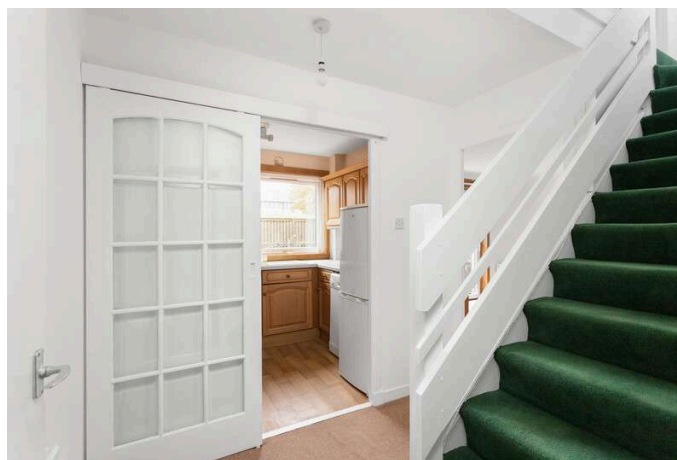
There is a garden to the rear of the property which is paved and designed for low maintenance. There is on street parking available outside the property and an allocated parking space.

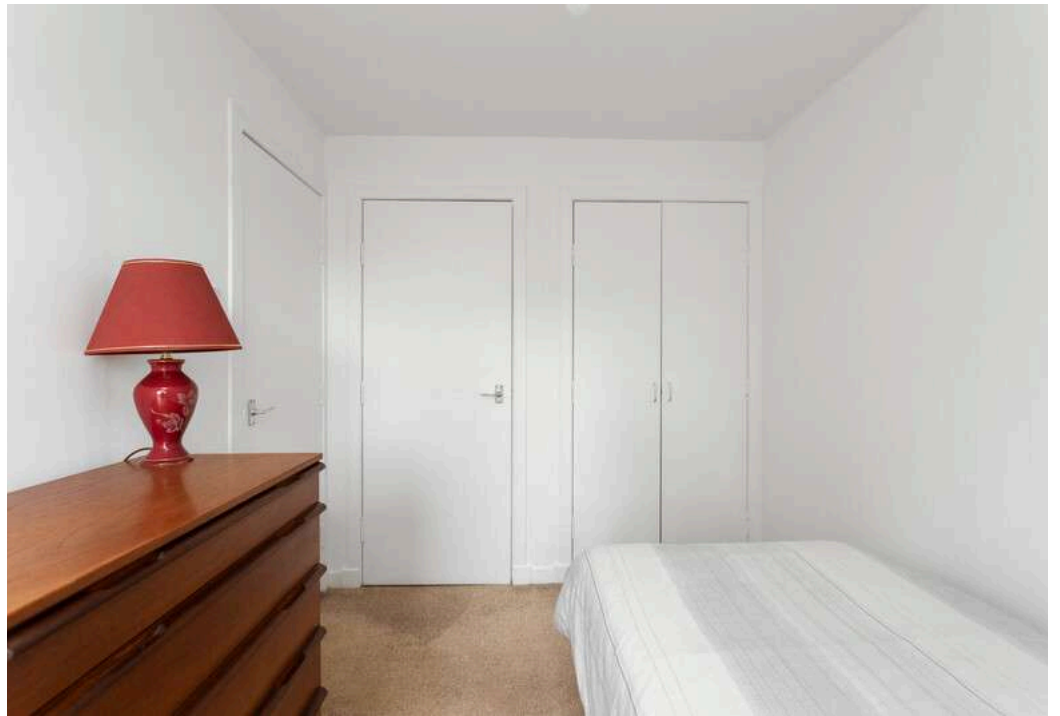
Extras

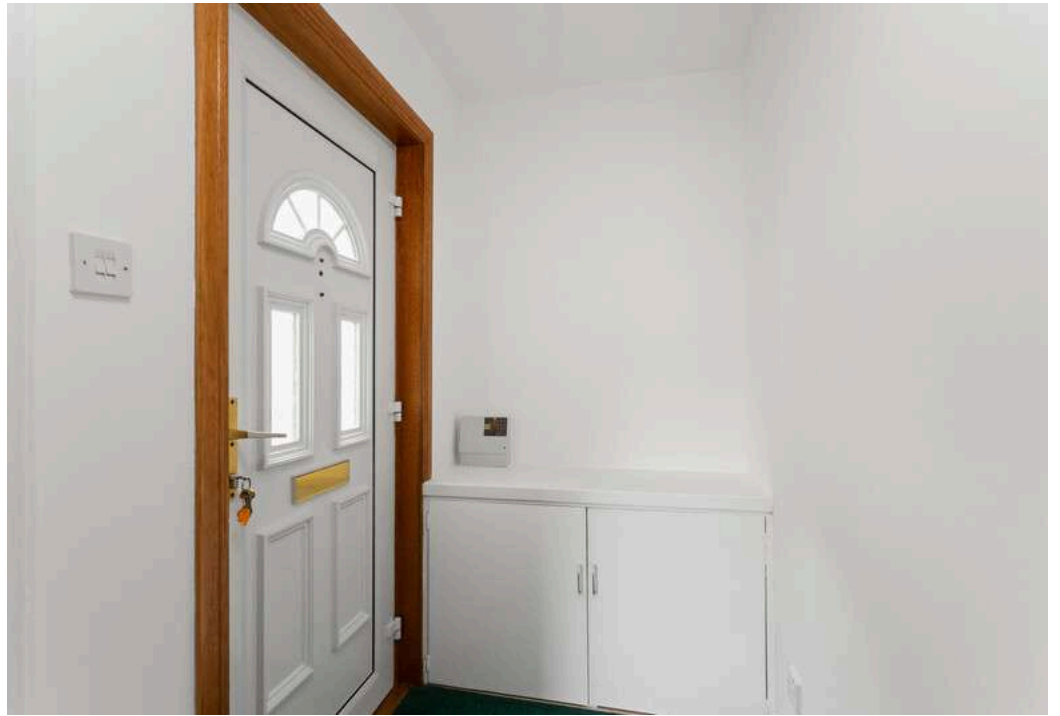
All fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale. It is understood that the appliances are in working order but due to their age the standard warranty under the missives will be excluded.

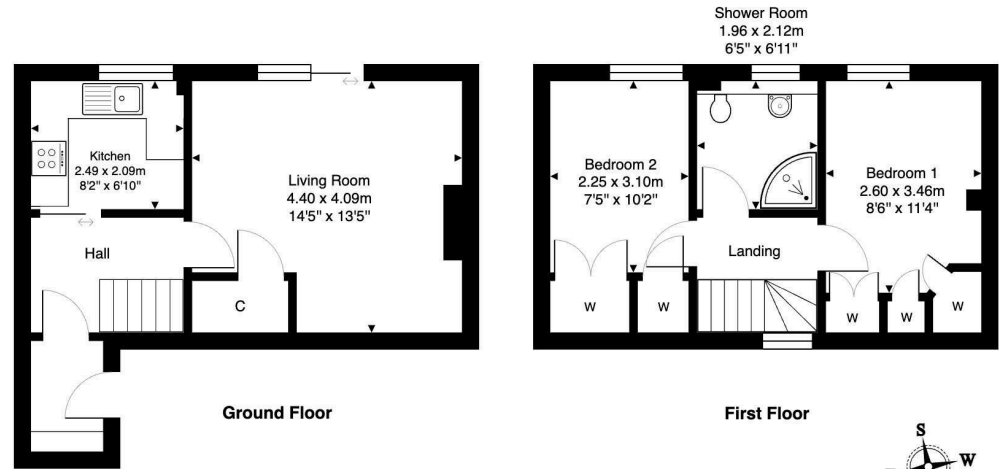
Council tax

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









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Total Area: 59.8 m² ... 643 ft²

All measurements are approximate and for display purposes only



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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