



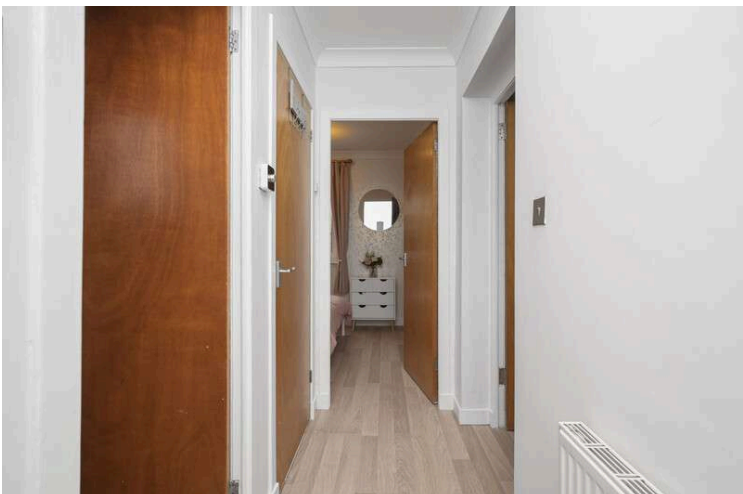
21 South Gyle Park, Edinburgh, EH12 9EL

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



Attention first time buyers, an exciting opportunity has arisen to purchase this fabulous one bedroom main door lower villa offering bright and spacious accommodation, with a newly installed combi boiler along with new flooring and decoration. The property is ideally located in an established residential development, located in a quiet and peaceful area of the South Gyle district which lies to the west of Edinburgh City Centre, close to many local amenities and transport links. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway.
- Bright and spacious living and dining opening into the kitchen.
- Fully equipped kitchen with a range of wall and base units along with integrated oven and hob.
- Double bedroom with built in storage and cupboard with newly installed boiler.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating with Hive technology.
- Double glazing.
- Shared drying area.
- Residents and visitors parking.



## Location

The property forms part of an established residential development, situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping facilities with many high-street shops and services. Further amenities can be found in neighbouring Corstorphine, which offers a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Frequent bus and tram services provides quick and easy access into the City Centre and the South Gyle railway station is only a short walk from the property, with links to Edinburgh's Waverly Station, Glasgow and beyond. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt Universities all within easy reach.

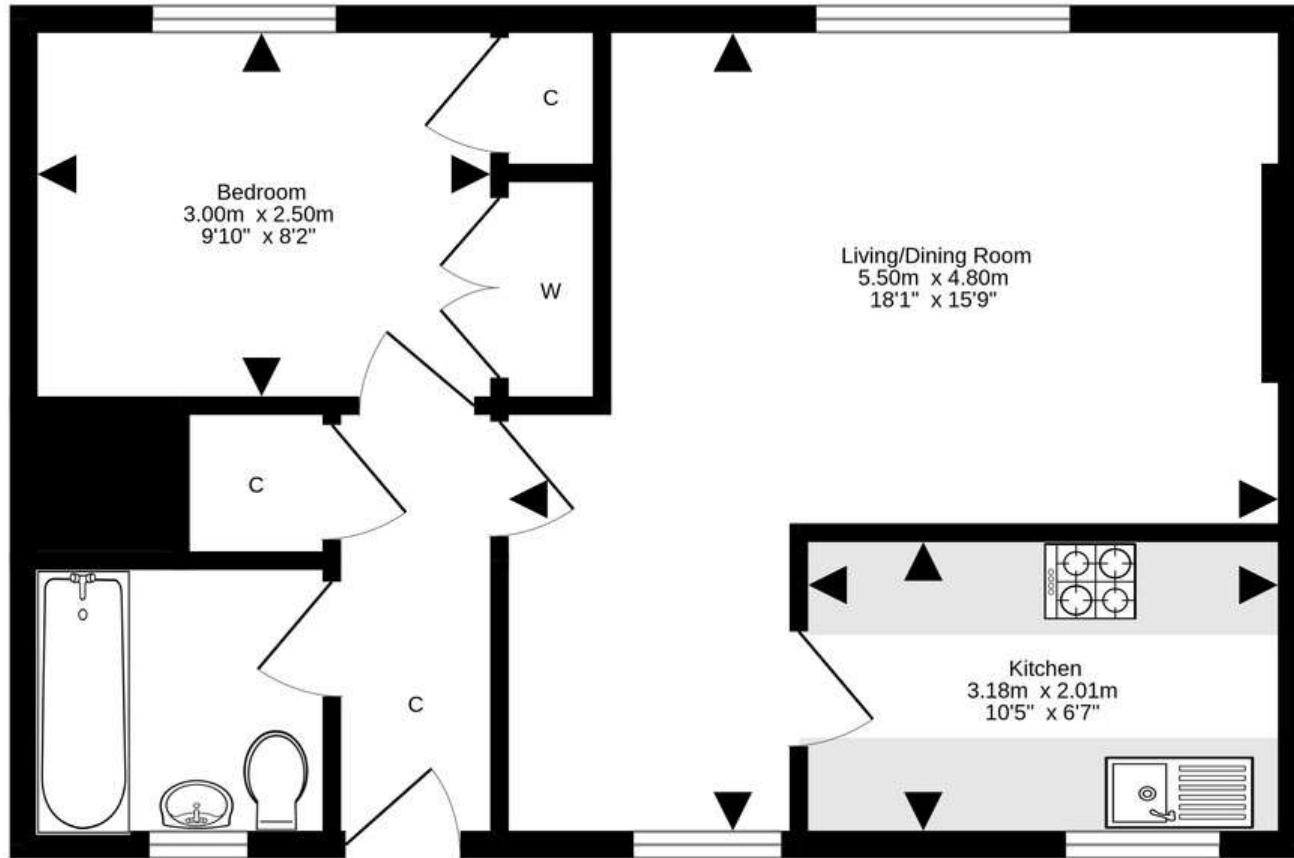
## Extras

Included in the sale are the kitchen appliances, white goods, window and floor coverings and fixtures & fittings.

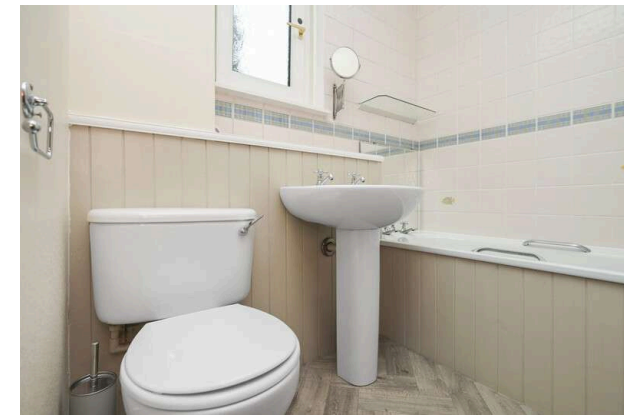
## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

