



# 14 GOGARLOCH BANK,

SOUTH GYLE, EDINBURGH, EH12 9LA



3 PUBLIC



4 BED



2 BATH

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## 14 GOGARLOCH BANK

This executive detached house is part of an exclusive neighbourhood in popular South Gyle. The upgraded and extended residence boasts three reception rooms, four bedrooms, and three washrooms –all finished to high standards with attractive interior design throughout. This family home further boasts a stylish and well-appointed dining kitchen with dual-aspect windows and a breakfast bar. It also features private parking for two cars and a beautiful rear garden, which is fully enclosed and with a suntrap, south-facing aspect.

### Features

- A large detached house in South Gyle
- Naturally-lit entrance hall
- Living room with a bay window
- Well-proportioned dining room
- South-facing conservatory
- Contemporary dining kitchen
- A large and versatile store room
- Three double bedrooms
- One versatile single bedroom/office
- Quality en-suite shower room
- Family bathroom with overhead shower
- Landscaped front and rear gardens
- Private double driveway
- Gas central heating and double glazing

"An impressive four-bedroom detached house that has been upgraded and extended to provide the best for families"



"Private parking and a landscaped garden that has a south-facing aspect"



EPC Rating - C

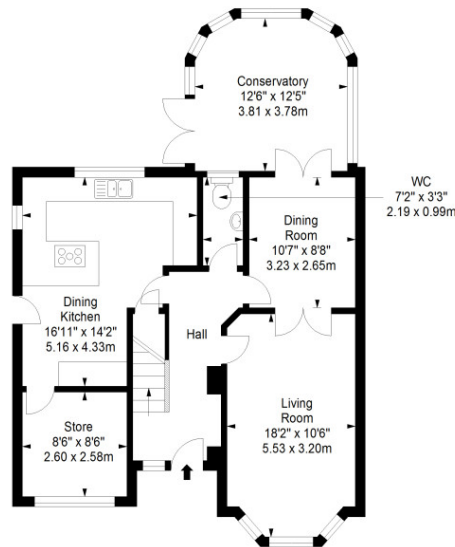
Home Report Value - £500,000

For up to date price & viewing information contact VMH Property or visit us online.

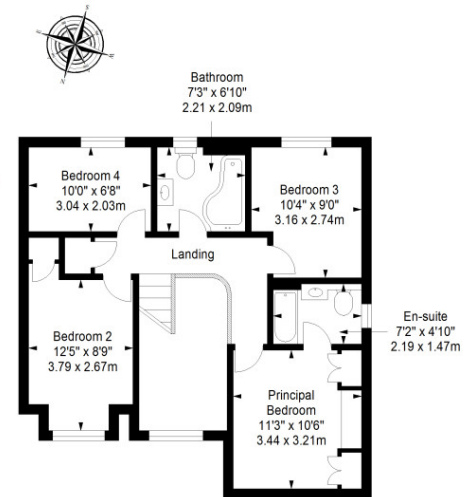


Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Ground Floor  
Approx. 80.2 sq. metres (863.3 sq. feet)



First Floor  
Approx. 62.4 sq. metres (671.7 sq. feet)



Total area: approx. 142.6 sq. metres (1535.0 sq. feet)



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CHARTERED FIRM

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