



40 Gyle Park Gardens
Corstorphine, Edinburgh, EH12 8NG

CALL US ON 0131 447 4747

40 Gyle Park Gardens, Corstorphine, Edinburgh, EH12 8NG

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Stairs to upper level.
- Good sized living room/dining room.
- Inner hallway with storage.
- Kitchen with appliances.
- Double bedroom with fitted wardrobes.
- Contemporary fitted shower room with electric shower.
- Electric heating.
- Double glazing.
- Private garden located to rear.
- Views over Gyle Park at rear.
- Garage.
- Residents parking.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A well-presented upper floor flat forming part of an established development in the much sought after Corstorphine district of the city, perfectly positioned for access to a wide range of local amenities and a short journey to the west of Edinburgh City Centre. The property would make an ideal purchase for a first time buyer or a young couple

FACTORING NOTE

James Gibb is the factor for the communal areas within the development at an approximate charge of £135 per annum. There is a further Residents Association for communal areas within the immediate cul de sac for which there is an annual charge of £40.

COUNCIL TAX BAND: B.
TRAINS/TRAMS: APPROXIMATELY 0.7 MILES TO SOUTH GYLE TRAIN STATION (ON FOOT).
APPROXIMATELY 0.6 MILES TO EDINBURGH GATEWAY STATION (TRAIN & TRAM)
APPROXIMATELY 0.8 MILES TO GYLE CENTRE TRAM STOP.
AIRPORT: APPROXIMATELY 3.2 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

Gyle Park Gardens forms part of an established residential development located off Glasgow Road in the sought after Corstorphine area of the city. The property is conveniently positioned for access to excellent amenities with the Gyle Shopping Centre and Hermiston Gait retail park both just a short distance away. Further amenities can be found nearby offering a good selection of local shops, banks, beauty salons and restaurants together with a Tesco superstore. 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. A frequent bus service 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 Waverley Station, Glasgow and beyond.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING AUTOMATIC WASHING MACHINE AND FREEZER FOR WHICH THERE ARE NO GUARANTEES.



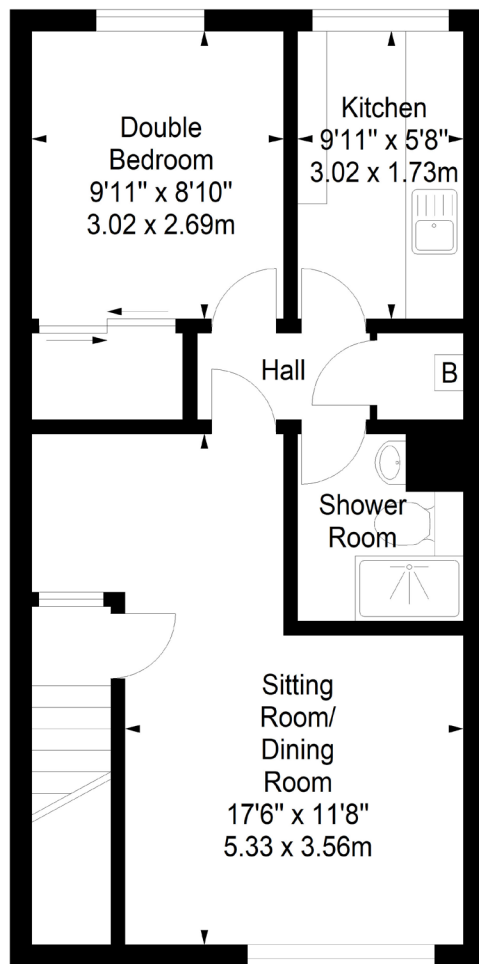
Gyle Park Gardens,
Edinburgh,
Midlothian, EH12 8NG



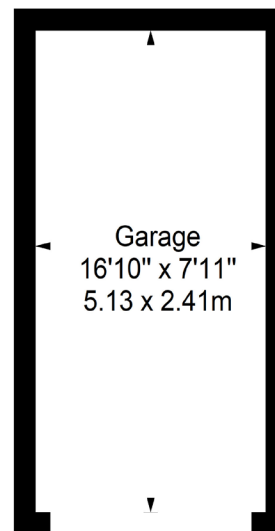
Approx. Gross Internal Area
484 Sq Ft - 44.96 Sq M

Garage
Approx. Gross Internal Area
134 Sq Ft - 12.45 Sq M

For identification only. Not to scale.
© SquareFoot 2024



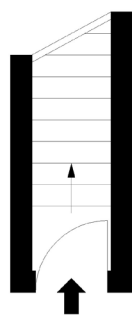
First Floor



Ground Floor



Energy Performance
Certificate Rating D



Ground Floor Entrance



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.