










Fixed Price

£360,000

12 Dunipace Road

South Gyle | Edinburgh | EH12 9GH

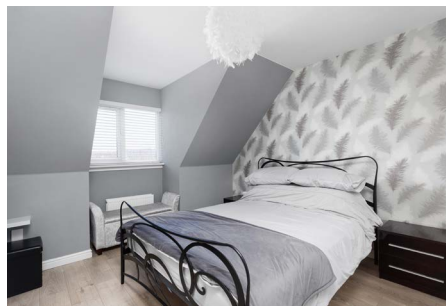
Neilsons are delighted to offer to the market this impressive, well presented 4-bedroom semi-detached townhouse with private gardens to the front, side and rear together with a drive-in situated to the back of the property. Forming part of an established modern development within the sought after South Gyle district of the city, conveniently positioned close to excellent amenities and transport links.

-  4 Bedrooms
-  2 Public room
-  2 Bathrooms & 1 WC apartment
-  Private gardens
-  Driveway
-  EPC Rating – B
-  Council Tax Band - F



Description

Offered to the market in true move-in condition, this lovely home shall undoubtedly appeal to many, including that of the professionals or growing families alike. Enjoying a pleasant position within the development, the property comprises; entrance hall with modern two-piece WC apartment off. There is an attractive, front facing lounge, a contemporary kitchen/diner with understair storage cupboard and French doors to the rear garden. The kitchen is fitted with a range of modern wall and base units with built-in hob/oven/hood. A carpeted staircase leads to the first floor landing which houses three sizeable bedrooms together with the family bathroom comprising of a white three piece suite with electric shower over bath. A further carpeted staircase leads to the top floor where the principal bedroom is situated. A lovely room of good proportions, fitted with integrated mirrored wardrobes and a contemporary en-suite shower room with three piece suite with mains shower, chrome ladder radiator, Velux window together with underfloor heating. Further benefits include a gas central heating system and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood.

Gardens and parking

There is a small private garden located to the front, fully enclosed with path to entrance. Gated access to side leads to the sizeable rear garden, which has been landscaped for ease of maintenance with a large paved patio, chip stone seating area and Summerhouse with light and power. A drive-in to the rear provides off-street parking.

Factors

There is a factoring fee of approx. £20 per quarter payable to SGPM for the upkeep of the communal areas.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

Dunipace Road forms part of a modern development in the popular South Gyle area of the city within easy reach of work and retail pursuits. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre providing excellent day-to-day shopping requirement including many high street named shops and services. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre with the close by South Gyle tram stop and Edinburgh Park and South Gyle train stations. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot Watt University all within easy reach.



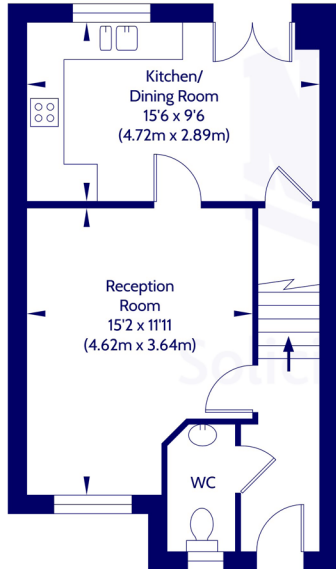
Approx. Internal Area 97.51 Sq M / 1049 Sq Ft.

Not to scale. For identification only.

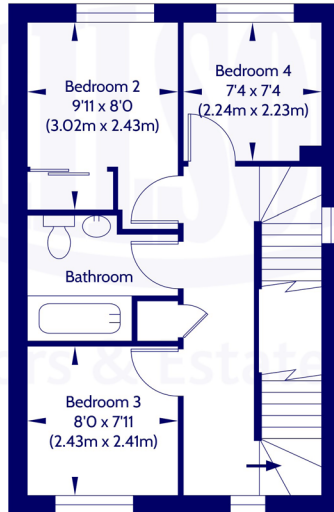
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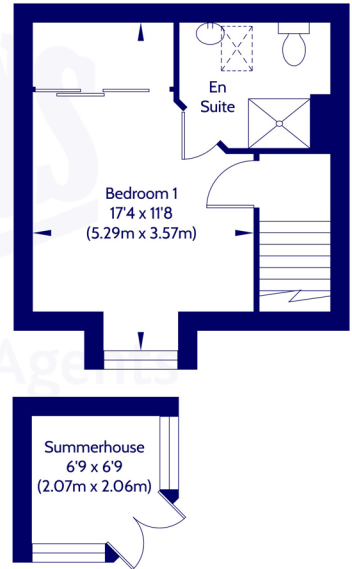
Ground Floor



First Floor



Second Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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