










Offers Over
£250,000

56 Gylemuir Road

Corstorphine | Edinburgh | EH12 7DW

Conveniently located in the heart of Corstorphine, this charming two bedroomed terraced house benefits from a private garden and off street parking.

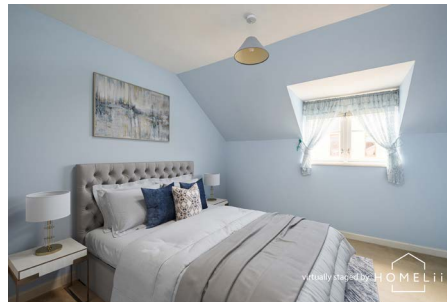
-  2 Bedrooms
-  1 Reception Room
-  Modern shower room
-  Front & Rear Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band – D



Description

Enjoying a peaceful and yet convenient location this attractive modern house is sure to suit a variety of purchasers, from first time buyers to those looking to downsize. The well-proportioned accommodation is over two floors and briefly comprises: entrance hallway, good-sized reception room with space for both living and dining furniture with French doors leading to the garden, fireplace housing an electric fire and large under-stair storage cupboard. There is a bright kitchen with feature window to the front of the house, fitted with a good range of wall and base units with coordinating work surfaces and breakfasting bar, with integrated oven and hob, cooker hood, fridge freezer and washing machine. The slimline dishwasher is also included. Stairs from the hallway lead to the upper landing which has a hatch giving access to a fully insulated loft space. The principal bedroom is to the front and has built in wardrobes and an additional storage cupboard also housing the hot water tank, a second bedroom to the rear also has a large fitted wardrobe and a smart modern shower room with white suite and mains shower completes the internal accommodation. Benefits on offer include gas central heating and full double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

The fitted floor coverings, curtains, blinds and light fittings are to be included in the sale. The aforementioned white goods in the kitchen are also to be included but no warranty is given for them and we understand the dishwasher has never been used.

Gardens & Driveway

A front garden and tarmac driveway sets the house back from the street, whilst to the rear the property benefits from a private and enclosed garden with low maintenance pebble chipped and decking areas and a rear gate providing convenient external access for bikes, bins or garden equipment. The storage shed is included in the sale.

Viewing

Please contact Neilsons on 0131 625 2222

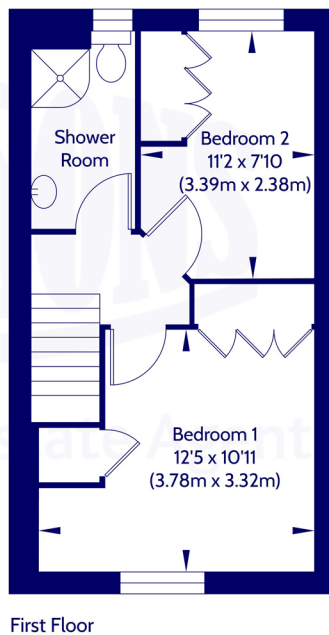
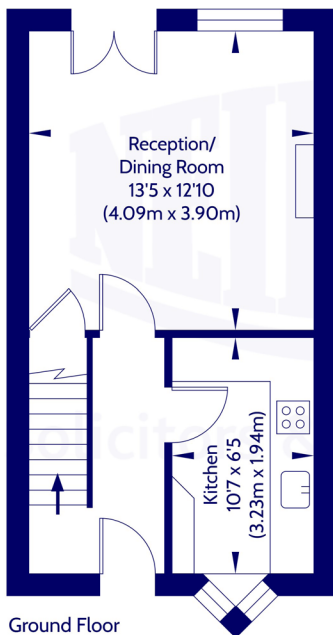




Location

Gylemuir Road is conveniently placed in the heart of Corstorphine within moments' walk of an array of shops and services. Tesco Extra and Lidl supermarkets are nearby with St John's Road offering a further selection of independent shops, cafes, restaurants and takeaways. The Gym Group gym and David Lloyd leisure centre are both close at hand with the Gyle Park and a choice of walks and cycle routes available in the area. Regular bus services provide swift access in and around the city and by car the city bypass, airport and central motorway network are all within easy reach. Well-regarded schooling is provided from nursery to secondary level within easy walking distance.





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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

