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Offers Over
£210,000

78/2 Gylemuir Road

Corstorphine | Edinburgh | EH12 7DW

Well presented main door flat with secondary communal stairwell, quietly positioned in the ever popular locale of Corstorphine. The property is ideally suited to first time buyers, professionals or those looking to downsize. Excellent local amenities including a Tesco superstore, Lidl and other amenities are within easy reach by foot.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Upon entering, you're greeted by an inviting entrance vestibule leading to an internal hallway with two spacious storage cupboards. The reception room awaits beyond, boasting abundant natural light from its double frontage aspect. This airy space offers room for a dining table and features tastefully neutral decor. Adjacent, the fitted kitchen is equipped with a variety of wall and base units, complemented by attractive tiling and integrated appliances including a fridge/freezer, hob, and oven. The principal bedroom, a generously sized double, features a built-in wardrobe and shelving for convenience. A secondary double bedroom with high-quality laminate flooring provides additional comfort and space. Completing the accommodation, the modern shower room, with its crisp white two-piece suite, vanity storage, glass cubicle, electric shower, and the added luxury of a heated chrome towel rail.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

To the rear of the property is a residents car park with parking bays available on street for visitors. Around the perimeter of the development is well kept lawn areas with decorative planting and hedgerow.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

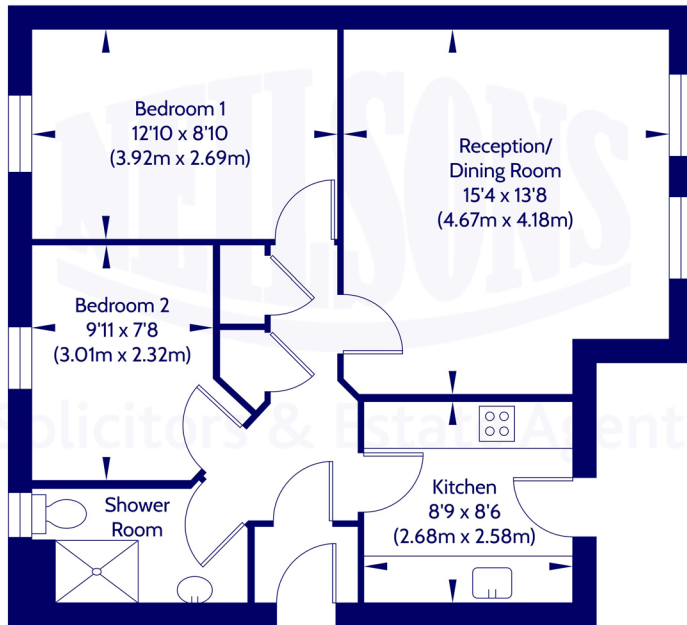
The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses and within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Forth Road Bridge and Edinburgh's International Airport.

Approx. Internal Area 55.81 Sq M / 601 Sq Ft.

Not to scale. For identification only.

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Ground 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.



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