



44 South Gyle Mains, Edinburgh, EH12 9EP

Description

Beautifully presented one bedroom, mews style upper villa with private entrance and garage beneath. It is offered in great condition with a modern kitchen, stylish décor and a luxurious bathroom. It has excellent transport connections nearby including tram, bus and train, making it an ideal spot to commute from. It is also ideally placed for the business park at South Gyle, Edinburgh Airport and the Gyle Shopping Centre. It would make an ideal starter flat for a first time buyer. The property benefits from gas central heating and double glazing.

The accommodation comprises:

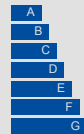
- Entrance hall with storage cupboard
- Fully tiled bathroom with mains pressure shower over bath, WC and wash basin with vanity unit
- Spacious double bedroom with built-in wardrobes and window to the front
- Generous sitting room which opens into the kitchen / dining room
- The kitchen area is fitted with cream shaker units, laminate worktops with inset composite sink and integrated appliances including an induction hob with extractor hood, electric fan oven and fridge freezer



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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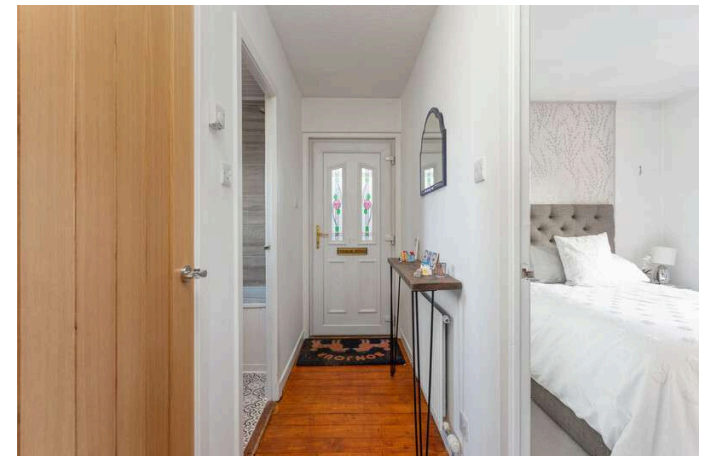


EPC RATING
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We offer free market appraisals on request



Location

South Gyle is located on the West side of Edinburgh, adjoining Corstorphine. The property is well placed for The Gyle shopping centre and a variety of leisure and recreational facilities including the David Lloyd sports centre and several golf courses. South Gyle station is only a short walk and offers a regular train service to Edinburgh City Centre and Fife. It is also close to the tram network, which provides quick access to Edinburgh City Centre and Edinburgh airport. The property is within quick and easy reach of several major Business and Commercial Centres. It is also convenient for access to the City Bypass and the motorway network. It lies in the school catchment for Gylemuir Primary School and Forrester High School.

Outside & Gardens

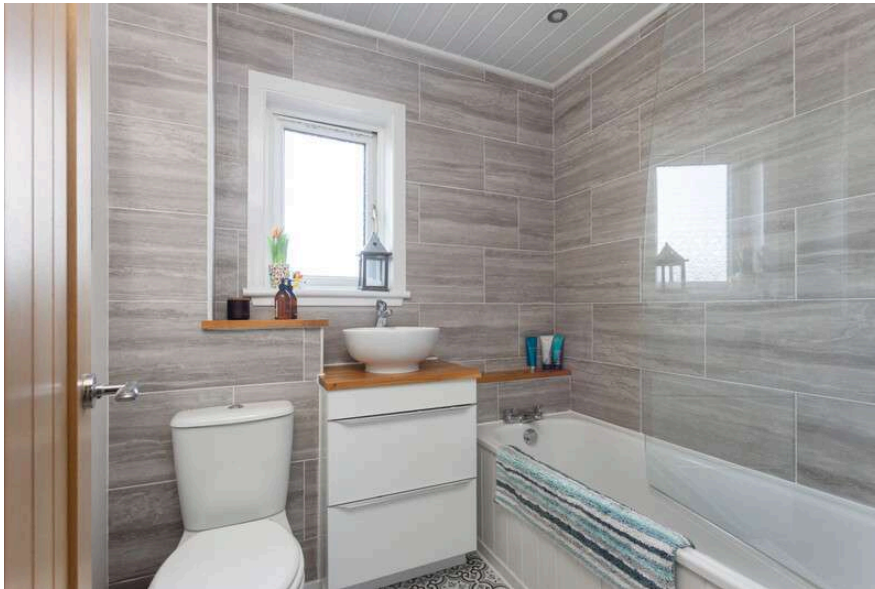
There is a private single garage beneath the property and a monoblocked driveway.

Extras

The fixed floor coverings, blinds, curtains, light fittings and integrated kitchen appliances are included in the sale.

Council tax - Band C

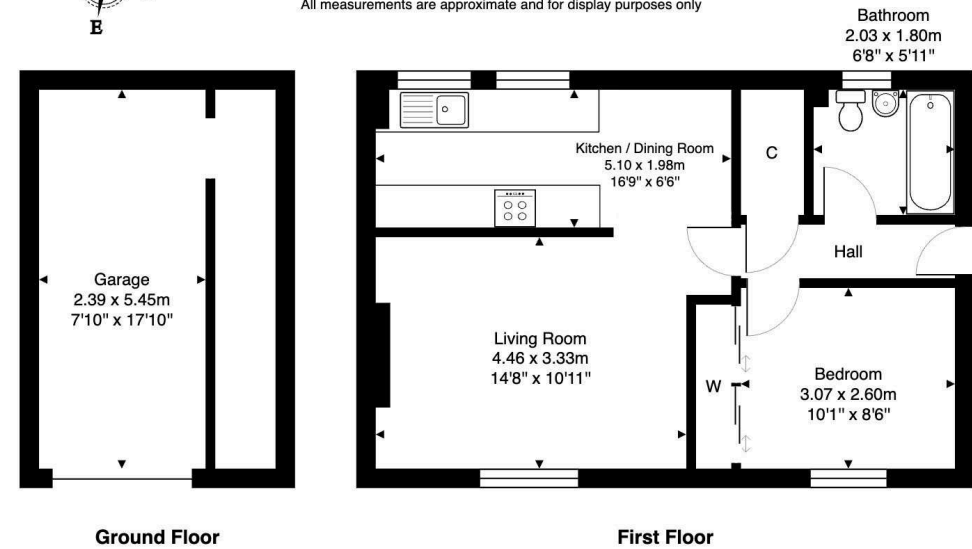




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Total Area: 63.9 m² ... 687 ft²

All measurements are approximate and for display purposes only



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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