



Solicitors & Estate Agents









Offers Over

£225,000

49/1 South Gyle Broadway

South Gyle | Edinburgh | EH12 9LR

Neilsons are delighted to present to market this beautiful two bedroom ground floor flat forming part of a modern development within the high amenity area of South Gyle. Close to excellent transport links, the property would make an ideal purchase for the first-time buyer, investor or professional. Early viewing suggested.

-  2 beds
-  1 public
-  2 bathrooms
-  Unallocated residents parking
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is in true walk-in condition, while briefly consisting of; entrance hallway with two good sized cupboards for storage, bright and spacious open plan lounge/kitchen/diner fully-fitted with integrated white goods, stylish white units, a contrasting black worktop and complete with a double Juliet balcony, well-proportioned principal double bedroom with integrated wardrobes with sliding mirrored doors, partially-tiled en-suite with a double shower cubicle, second sizable double bedroom with ample room for freestanding furniture and different configurations, and a partially-tiled modern bathroom suite with an over-bath shower.

The property also benefits from a secure door entry system, gas central heating and double glazing.

Factor fees are payable of approximately £90 per calendar month.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washer dryer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property is surrounded by well-kept communal areas and for the car owner, there is a private car park to the rear of the building for residents and visitors alike, providing unallocated off-street parking. There is also a bin store and separate bike store.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property forms part of a modern residential development situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping requirements with many high-street shops and services. Further amenities can be found in neighbouring Corstorphine, which offers a good selection of local shops, banks, beauty salons and restaurants. 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. Frequent bus and tram services provides quick and easy access into the City Centre. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.

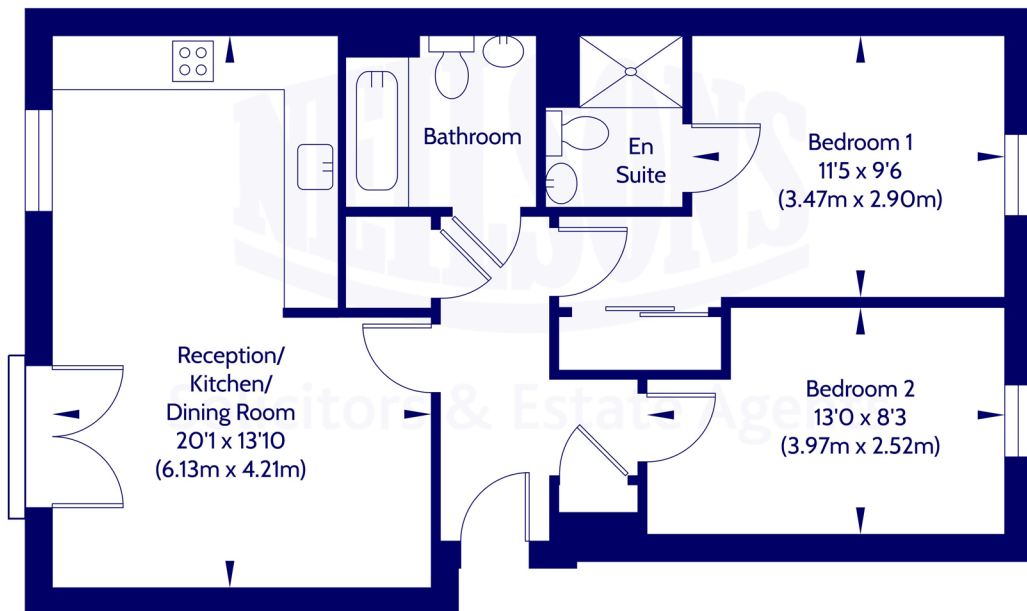


Ground Floor

Approx. Internal Area 60.86 Sq M / 655 Sq Ft.

Not to scale. For identification only.

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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

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