



GILSON GRAY

LAW • PROPERTY • FINANCE

10 TYLERS ACRE GARDENS

Edinburgh, EH12 7JH



Located on a tranquil, residential street, with mature gardens front and rear, this well-proportioned two bedroom house offers spacious and bright accommodation. The property is further enhanced by a rear extension creating another public room which is currently being used as a dining room. On the upper level there are two double bedrooms and a family bathroom.

Conveniently close to St John's Road, in the desirable area of Carrick Knowe, the property benefits from a tranquil location, yet close to the bustling city. It is near to a good selection of local shops, cafes and supermarkets including the Gyle Shopping Centre. Union Park is just a few minutes walk as is Corstorphine Hill Nature Reserve, and Carrick Knowe Golf Course are within easy reach. Carrick Knowe Primary and Forrester High School are within easy reach. South Gyle Train Station, Saughton tram stop and a selection of bus routes offer access into town.

FEATURES

- Quietly situated Terraced House Would Now Benefit From Modernisation
- Bright Well-Proportioned Accommodation
- Entrance Hall with Under Stairs Storage
- Dual Aspect Sitting Room
- Lovely Dining Room in Rear Extension
- Fitted Kitchen Opening onto Garden
- Two Double Bedrooms on First Floor
- Family Bathroom
- Pretty front Garden
- Mature Rear Garden with Shed, Shrubs and Trees







A WELL-PROPORTIONED
TWO BEDROOM HOUSE
WITH TWO PUBLIC ROOMS
AND PRIVATE FRONT AND
REAR GARDENS





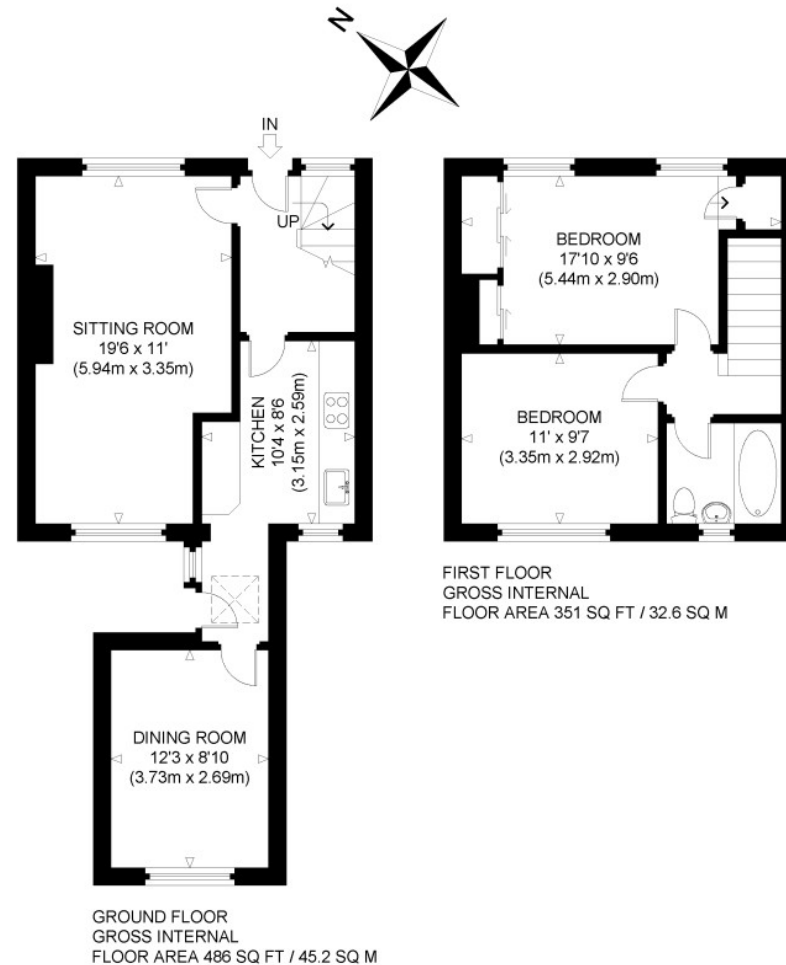
EPC RATING:

D

COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



TYLERS ACRE GARDENS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 837 SQ FT / 77.8 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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BORDERS

01890 880 008



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