



Offers Over
£350,000

34 Gyle Park Gardens

Corstorphine | Edinburgh | EH12 8NG

This delightful link-detached villa offers ideal family accommodation with a large garden offering ample scope for extension subject to the usual planning and consents.

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



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Description

Enjoying a peaceful and yet convenient location this attractive link-detached house is sure to suit a variety of purchasers. The well-proportioned accommodation is in good move-in condition, having been freshly decorated with new carpets and flooring throughout, using a neutral colour palette allowing buyers to stamp their own identity on the home. Over two floors, the bright and airy accommodation briefly comprises: entrance vestibule and hallway with useful large storage cupboard, lovely bright reception room with fireplace housing an electric fire (chimney and gas connection in situ if desired), large window to the front and glazed partition and door to the dining room and kitchen, offering a sociable connection between the two spaces ideal for both family life and entertaining. Generous open plan kitchen/dining room to the rear with door to the garden. The kitchen area is fitted with a modern range of white units with the integrated oven, hob and cooker hood and the washing machine included in the sale. A large walk-in pantry leads to a further understairs storage space which offers potential for conversion to create a downstairs WC subject to the usual consents. Stairs lead from the hallway to the upper landing which has a window to the side of the house, large storage cupboard and hatch giving access to the loft space offering further useful storage. There are three bedrooms, all with built-in storage, with the front bedrooms offering attractive far reaching views to the Pentland Hills. A stylish modern family shower room completes the internal accommodation with white suite, electric instant shower and built-in vanity storage. Benefits on offer include double glazing and gas central heating throughout.



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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 newly fitted floor coverings, light fittings, integrated oven, hob and cooker hood, washing machine in the kitchen and chest freezer in the garage are to be included in the sale, as is the garden shed and greenhouse.

Gardens & Driveway

A notable feature of this home is the larger-than-average rear garden which enjoys a good degree of privacy and offers ample scope for extension of the house, subject to the usual planning and consents. The rear garden is predominantly laid to lawn with patio area, mature flower and shrub borders, timber shed and greenhouse. A side return gate offers convenient external access for bikes or bins. To the front, the garden area is again laid to lawn, with scope to create further driveway space if desired. A single car driveway leads to the garage which has up and over door, power and light and a pedestrian door to the garden.

Viewing

Please contact Neilsons on 0131 625 2222





Location

Gyle Park Gardens is a peaceful residential development offering a variety of housing styles set within attractive cul-de-sacs with central lawns. Conveniently placed off Glasgow Road and on the edge of the wide green spaces of Gyle Park, this charming location is popular with families. The property is within easy walking distance of an array of shops and services, including The Gyle Centre with Morrisons supermarket and a large Marks & Spencer, along with a number of renowned high street stores.

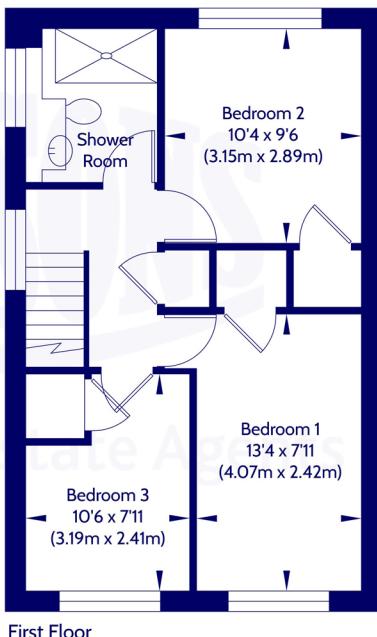
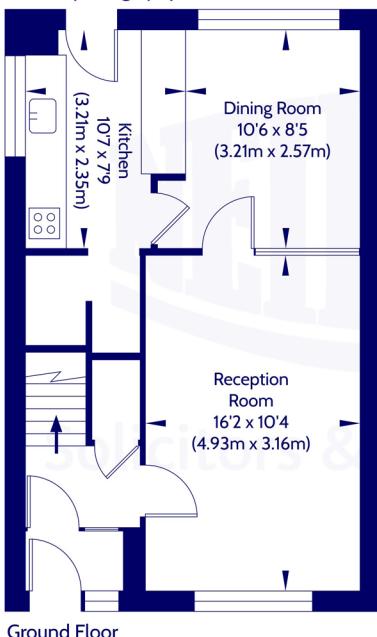
Tesco Extra and Lidl supermarkets are also nearby with St John's Road offering a further selection of independent shops, cafes, restaurants and takeaways. The Gym Group gym and David Lloyd leisure centres are both close at hand and a choice of walks and cycle routes are available in the area. Regular 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.



Approx. Internal Area 81.11 Sq M / 873 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.



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