










Offers Over

£355,000

87 Gogarloch Syke

South Gyle | Edinburgh | EH12 9JD

A rarely available, extended semi-detached house boasting four bedrooms plus a study, and located in a quiet cul de sac location in the popular district of South Gyle. Within easy reach of the City Centre and close to local amenities and excellent transport links, this property offers fantastic family accommodation and early viewing is recommended.

-  4 bedrooms plus study
-  2 public rooms
-  1 bathroom
-  Front and rear gardens
-  Driveway
-  EPC rating – C
-  Council tax band- E



Description

The property has been freshly decorated throughout and is laid out over two levels. Downstairs the accommodation briefly comprises of entrance hallway, bright lounge overlooking the front garden, leading through to the dining room which has French doors to the rear garden, and a kitchen with a range of wall and base units, understairs storage cupboard and a further door to the garden.

Moving upstairs, there are four bedrooms all with built in storage, a useful study/office which is ideal for home working, and a family bathroom which is fully tiled with a shower over the bath. There is also a partially floored attic which is accessed via a Ramsay ladder.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings plus the gas hob and electric oven, fridge/freezer, washing machine, tumble dryer, dishwasher and two garden sheds will be included in the sale.

Gardens & Parking

A neat front garden welcomes you to the property and there is a tree lined rear garden, mainly laid to lawn with a patio area, offering a great space for outdoor dining in the warmer months. A driveway provides off street parking and on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





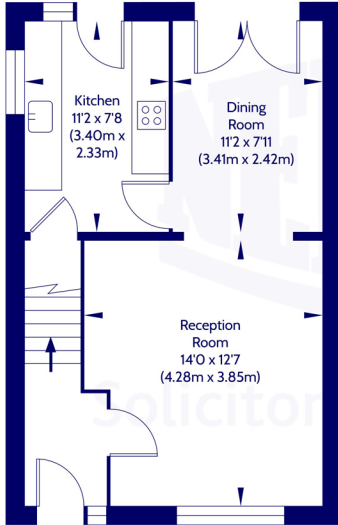
Location

The property is located in the desirable 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. A frequent bus service provides quick and easy access into the City Centre and the South Gyle railway station is only a short walk from the property, with links to Edinburgh's Waverly Station, Glasgow and beyond. A tram stop can be found a short walk away with which goes from the City Centre to Edinburgh Airport. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.

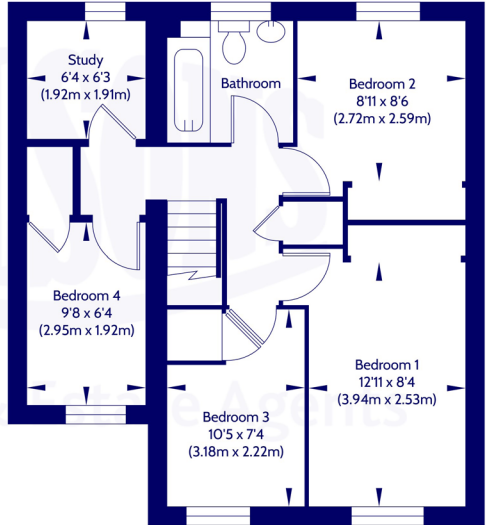




Approx. Gross Internal Floor Area 89.25 Sq M / 960 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



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