



Offers Over
£195,000

298/5 South Gyle Road

South Gyle | Edinburgh | EH12 9DU

Well presented first floor flat within a purpose built block, the flat is ideally situated for an excellent range of local amenities, public transport links along with the main motorway network. The flat will make an excellent choice for first time buyers or young professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The entrance vestibule leads into an inner hallway boasting a generously sized storage cupboard. The reception room features a bay window and laminate flooring. The kitchen is equipped with abundant fitted wall and base units, complemented by tiled splash areas. Integrated appliances include an oven, hob, and hood, with additional space for freestanding appliances. There are two double bedrooms, one featuring full-height built-in storage and a dressing table. The bathroom offers a white three-piece suite, complete with a thermostatic shower over the bath, glass shower screen, and built-in vanity storage. Throughout, the property boasts neutral decor and is equipped with a secure entry system



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

The property benefits from residents parking with further on street parking bays available for visitors. Throughout the factored development is manicured lawn gardens with decorative shrubbery.

The property is factored by Charles White with a quarterly payment of approx. £200, this includes general upkeep of the building and insurance.

Viewing

Please contact Neilsons on 0131 625 2222.





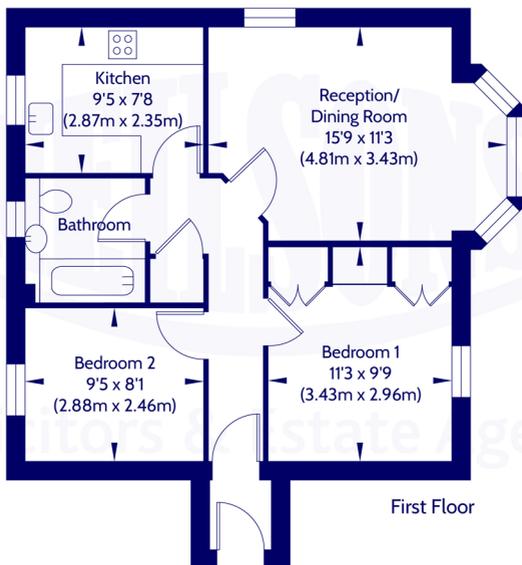
Location

Situated in an established residential development in the popular South Gyle area of the city within easy reach of work and retail pursuits. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre providing excellent day-to-day shopping requirement including many high street named shops and services. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre with the close by South Gyle tram stop and Edinburgh Park and South Gyle train stations. 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 51.05 Sq M / 550 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

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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