











Offers Over
£225,000

124/6 Gylemuir Road

Corstorphine | Edinburgh | EH12 7US

An excellent opportunity has arisen to acquire this generously proportioned two bedroom first floor flat pleasantly positioned within a quiet pocket of the ever-popular district of Corstorphine. Close to superb amenities and transport links with a Tesco superstore nearby, the property will undoubtedly appeal to first-time buyers, downsizers, professionals and buy-to-let investors.

-  2 beds
-  1 public
-  1 shower room
-  Communal gardens
-  Unallocated residents parking & Shared bike storage
-  Lift in the building
-  EPC Band - B
-  Council Tax Band - E



Description

Internally, the accommodation briefly comprises of; welcoming entrance hallway, storage provisions, bright and spacious lounge/diner with a double Juliet balcony and a lovely open outlook over Gyle Park, fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and under-unit lighting while being styled with white base and wall-mounted units and a contrasting dark worktop, generous double bedroom with another double Juliet balcony and fitted wardrobes, second good sized double bedroom with space for freestanding furniture, and a partially-tiled shower room with a corner cubicle, heated towel rail and wall-to-wall mirror.

Further benefits include a lift in the building for ease of access, gas central heating and double glazing throughout.

Factor fees are payable of approximately £1100 per calendar year, which includes building insurance

This property has been subject to virtual staging to show the effect of furnishing 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

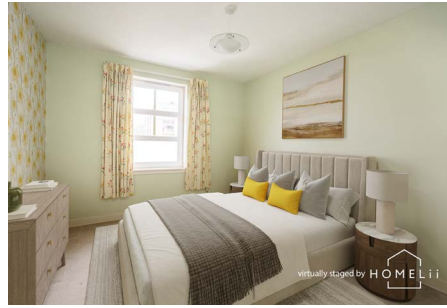
Fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge, freezer, washer-dryer and dishwasher, light fittings, curtains and blind, and fitted floor coverings.

Gardens and Parking

There are well-maintained shared garden grounds for residents to enjoy as well a communal bike store and bin store. For the car owner, there is unallocated off-street residents parking and free on-street parking to accommodate visitors.

Viewing

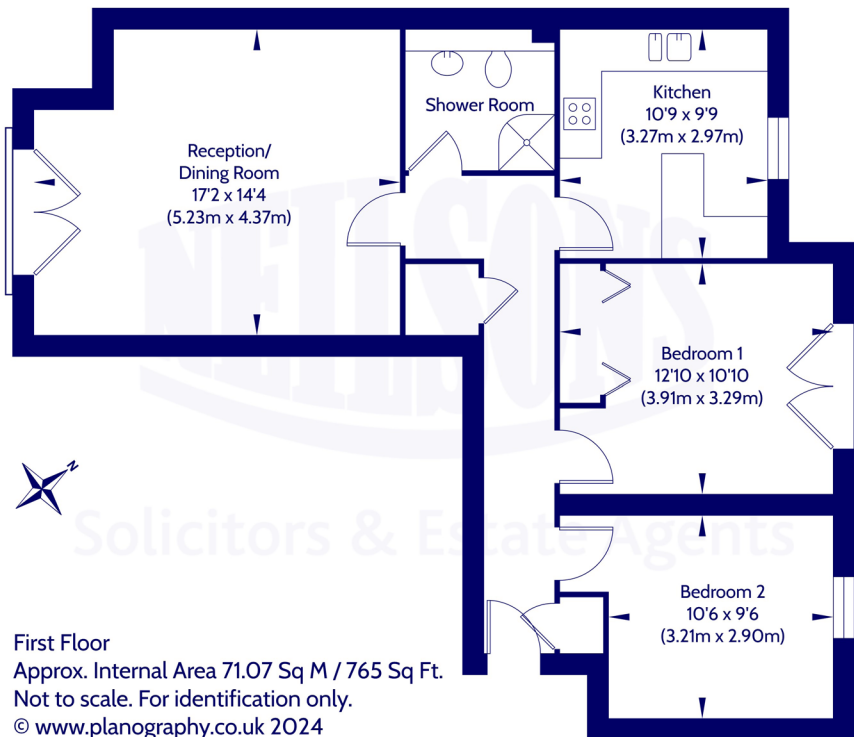
By appointment through Neilsons 0131 625 2222.





Location

Gylemuir Road is conveniently placed in the heart of Corstorphine within a short walk of an array of shops and services. Tesco Extra and Lidl supermarkets are 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 centre are both close at hand with the Gyle Park and a choice of walks and cycle routes 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.



First Floor
Approx. Internal Area 71.07 Sq M / 765 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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