










Offers Over

£299,995

115 Gyle Park Gardens

Corstorphine | Edinburgh | EH12 8NU

An excellent opportunity has arisen to purchase this three bedroom semi-detached villa with private gardens, driveway and garage, quietly positioned within a pleasant cul-de-sac setting, forming part of an established development off Glasgow Road in the ever popular Corstorphine district of the city, close to excellent amenities and commuting links.

-  3 Bedrooms
-  3 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway & Garage
-  EPC Rating –C
-  Council Tax Band - E



Description

The extended property is now in need of modernisation and upgrading, providing an exciting opportunity for those looking to put their own personal touch on this fine home. Enjoying a sunny west-facing rear garden and offering generously proportioned accommodation throughout, the accommodation comprises; entrance vestibule and hallway with storage provision and carpeted staircase leading to the upper floor. There is a sizeable front-facing sittingroom with feature fireplace incorporating the gas fire (sold as seen). Sliding glazed doors lead to the diningroom which is semi open-plan to the kitchen, with patio doors providing direct access to the rear garden. The kitchen itself is located with window to side with large walk-in utility/storage cupboard off. Fitted with ample wall and base units with built-in electric hob and separate oven. A spacious conservatory is located off the kitchen with pleasant aspect over the rear garden. Upstairs leads to the three bedrooms, with the two larger rooms benefiting from built-in wardrobes with an over stair storage cupboard in bedroom 3. The shower room comprises of a three-piece suite including a corner shower enclosure with mains shower. Further benefits include double glazing and gas central heating with a recently installed combi boiler.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob, separate oven and washing machine. The property shall be sold as seen and no warranty will be given to the working condition of the appliances.

Gardens, driveway and garage

There is a private garden located at the front with attractive borders with a driveway to side and leading to the single garage with power & light. The fully enclosed rear garden benefits from a sunny west-facing aspect with paved patio and provides additional access to the garage.

Factors

Factor fees of approx. £11 per month are payable to James Gibb for the upkeep of the communal garden grounds within the development.

Viewing

By appointment with Neilsons on 0131 625 2222.



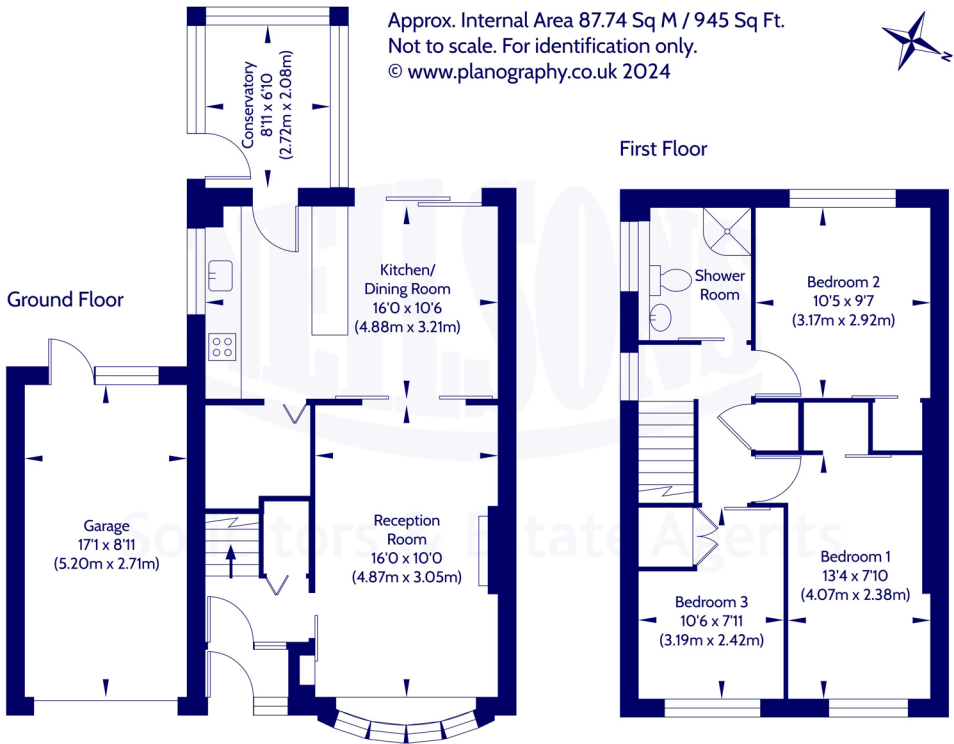


Location

Gyle Park Gardens forms part of an established residential development located off Glasgow Road in the sought after Corstorphine area of the city. The property is conveniently positioned for access to excellent amenities with the Gyle Shopping Centre and Hermiston Gait retail park both just a short distance away. Further amenities can be found nearby offering a good selection of local shops, banks, beauty salons and restaurants together with a 24-hour Tesco superstore. 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. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible. Reputable schooling is catered for at all levels and for leisure and recreational facilities the lovely open spaces of Gyle Park is just a short walk away together with a David Lloyd Club. Carrick Knowe Golf Course, Corstorphine Hill, The Water of Leith Walkway and Edinburgh Zoo are all within easy reach of the property.



Approx. Internal Area 87.74 Sq M / 945 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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