










Fixed Price

**£184,000**

## Flat 2, 1 Craw Yard Drive

South Gyle | Edinburgh | EH12 9LU

An excellent opportunity has arisen to purchase this delightful, light and stylish 2 bedroom ground floor flat, offered to the market under the Golden Share scheme. Forming part of a select modern development in the sought after South Gyle district of the city, within easy reach of excellent amenities including the Gyle Shopping Centre with superb transport and commuting links on hand, providing an ideal location for the commuter.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Communal gardens
-  Resident's parking
-  EPC Rating – C
-  Council Tax Band - D



## Description

Offered to the market in move-in condition, this lovely and bright apartment enjoys an open aspect to the front and shall undoubtedly appeal to the first time buyer, professionals or young families seeking a fine home in an excellent location. Entered via a secure communal entrance, Flat 2 comprises; entrance hallway with storage provisions, there is a generously proportioned lounge with open plan dining kitchen. The lounge enjoys an open aspect to the front with French doors with Juliette balcony and the kitchen again enjoys good natural light with windows to front and side and is fitted with a range of wall and base units with built-in gas hob, electric oven and hood. There are two rear facing double bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room. Completing the accommodation is the modern bathroom with white three piece suite. Further benefits include gas central heating with combi boiler, double glazing together with access to communal gardens and resident's parking.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood.

## Gardens and parking

The property is set within well-kept communal garden ground with resident's parking within the development.

## Factors

Ross & Liddell are the Factoring Agents to which a fee of approx. £1000 per annum is payable for the upkeep of the communal gardens, stair cleaning and lighting and includes the management fee and blocks buildings insurance.

## Golden Share/Additional information

The property is being sold as part of the Golden Share scheme. The purchaser owns 100% of the home but the Golden Share price of the property is fixed at 80% of the open market value at the time of sale. There is a criteria that must be met and purchasers must provide the necessary evidence to demonstrate that they are eligible for the scheme. Application forms available on request.

For more information on Golden Share please follow the link provided. We would urge you to read all of the information on the link to see whether you are eligible, before you get in touch with Neilsons

## Viewing

By appointment with Neilsons on 0131 625 2222.



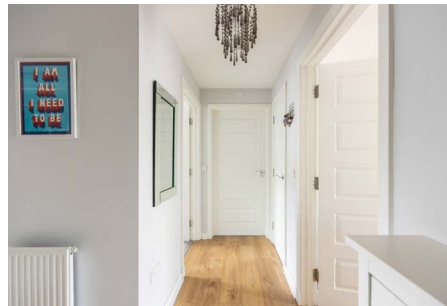
Golden Share Scheme





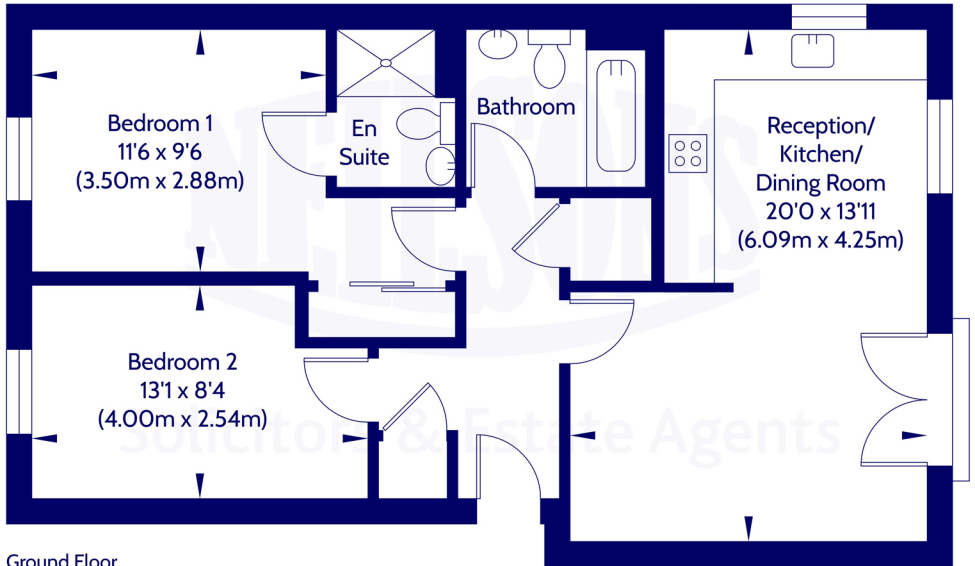
## Location

The property forms part of a modern residential development situated in the popular 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. Frequent bus and tram services provides quick and easy access into the City Centre. 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 61.59 Sq M / 663 Sq Ft.



Ground Floor

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



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

