










Offers Over

**£250,000**

## 41 Gogarloch Haugh

South Gyle | Edinburgh | EH12 9JG

This delightful, well presented two bedroom semi-detached villa with attractive private gardens and allocated parking space is quietly positioned at the end of a pleasant cul-de-sac setting in a highly regarded established modern development, within walking distance of the Gyle Shopping Centre, South Gyle Train Station with excellent commuting links nearby.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  Allocated parking space
-  EPC Rating – C
-  Council Tax Band - D



## Description

The property is offered to the market in move-in condition and shall undoubtedly appeal to the professionals or small families seeking a great home in an excellent location and merits internal viewing to be fully appreciated. The light and stylish accommodation comprises; entrance hallway, good sized lounge with front facing aspect. There is a modern fitted kitchen/diner to the rear with door providing direct access to the garden. Upstairs leads to the two sizeable double bedrooms, both with built-in wardrobes, with the larger of the rooms also benefiting from additional storage provisions. Completing the accommodation is a recently refurbished shower room, extensively tiled with WC, wash hand basin set within vanity unit and walk-in shower with luxury Rainfall shower. Further benefits include gas central heating with combi boiler and double glazing.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the cooker with hood above, washing machine and fridge freezer.

## Gardens and parking

There is a private garden located to the front with artificial lawn, patio and chipstone area with pathway to entrance. Situated to the rear is a fully enclosed rear garden with garden shed. The garden offers a high degree of privacy and is laid with artificial lawn with decked patio with side access including a covered bin store. There is an allocated parking space to the front of the property.

## Viewing

By appointment with Neilsons on 0131 625 2222.



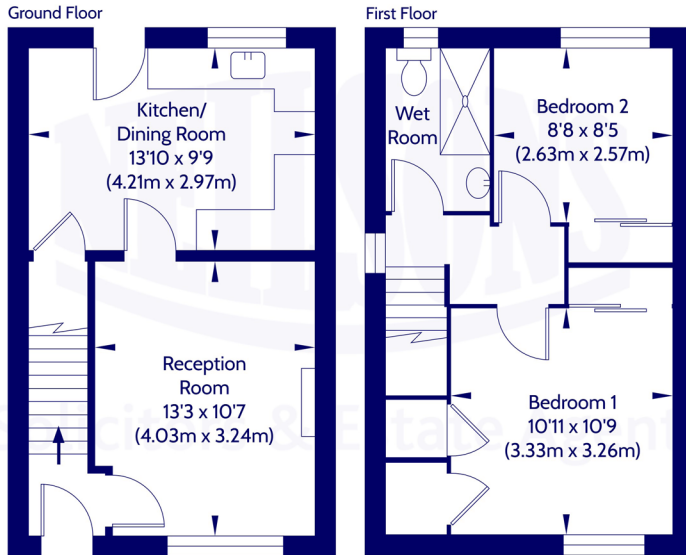


## Location

The property forms part of an established 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. 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 60.36 Sq M / 650 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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