



33 North Gyle Grove  
Corstorphine, Edinburgh, EH12 8LA



VMH SOLICITORS



# 33

## North Gyle Grove

Bright and easily manageable Semi-Detached Chalet Villa offering attractively presented accommodation in this popular and mature residential district to the west of the city centre

- Reception hall
- Lounge/diningroom
- Fitted kitchen
- 2 Double bedrooms w/built-in wardrobes
- Showerroom
- Gas central heating
- Double glazing
- Detached garage & Driveway
- Private gardens to front & rear
- Access to a shared garden

Home Report: £300,000

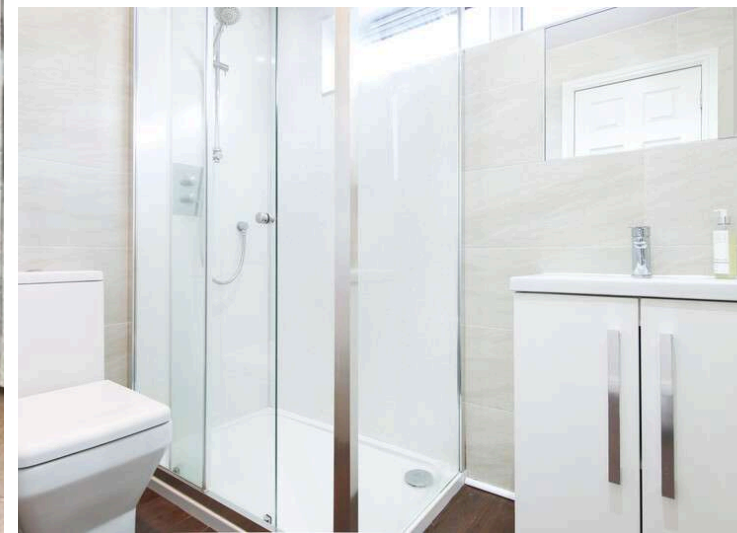
EPC Rating: D

The accommodation comprises reception hall, lounge/dining room with double glazed patio doors to the rear garden, quality fitted kitchen, two double bedrooms and shower room.

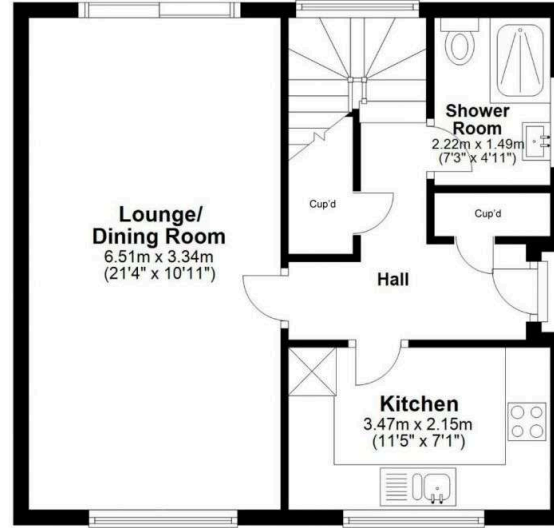
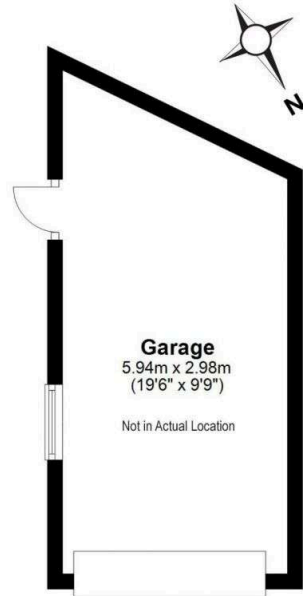
The property enjoys the benefit of gas central heating & double glazed windows and there are mature and easily manageable areas of private garden ground to both the front and rear of the building, along with the use of a large landscaped shared garden area adjacent to the private rear garden. A driveway leads to a detached single garage for secure off-street parking.

Early viewing is highly recommended to fully appreciate what is on offer.

Extras: to include all fitted carpets and fitted floor coverings, curtains, blinds, light fittings, hob, oven and cooker hood.



Corstorphine offers a good range of local shops, banks, beauty salons and restaurants, as well as larger retail outlets and the Gyle Shopping Centre is within easy reach. Nearby, Corstorphine Hill is the ideal place for a tranquil stroll, offering lovely views over the city. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. Reputable schooling is available from nursery to senior level. There are excellent commuter links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Regular buses provide quick and easy access to the City Centre and South Gyle railway station offers links to Waverly Station, Glasgow and beyond.



**Ground Floor**



**First Floor**



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