










Offers Over  
**£175,000**

## 116 South Gyle Gardens

South Gyle | Edinburgh | EH12 7RZ

Neilsons are delighted to offer to the market this pleasant one bedroom end-terraced bungalow benefiting from a lovely south facing rear garden. The property is conveniently positioned close to excellent amenities including a Tesco superstore and the Gyle shopping centre, as well as superb commuting links. The property would appeal to first time buyers, professionals and those looking to downsize. Early viewing is highly recommended.

-  1 bed
-  1 public
-  1 bathroom
-  Private garden
-  Unrestricted parking
-  EPC Band - D
-  Council Tax Band - B



## Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway with a large walk-in storage cupboard, light and airy lounge/diner, fully-fitted kitchen with a range of included freestanding white goods, tiling in splash areas and handy storage provisions, good sized double bedroom with ample space for freestanding furniture as well as different configurations, and a partially-tiled bathroom with recently fitted splash paneling and an over-bath shower.

Further benefits include gas central heating (boiler installed approx. 4 years ago) and double glazing throughout.



## Extras

Selected fixtures and fittings, including; freestanding cooker, washing machine and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The private rear garden is South facing benefits from a side access gate and offers real potential for residents to make it their own. For the car owner, there is ample unrestricted parking available to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





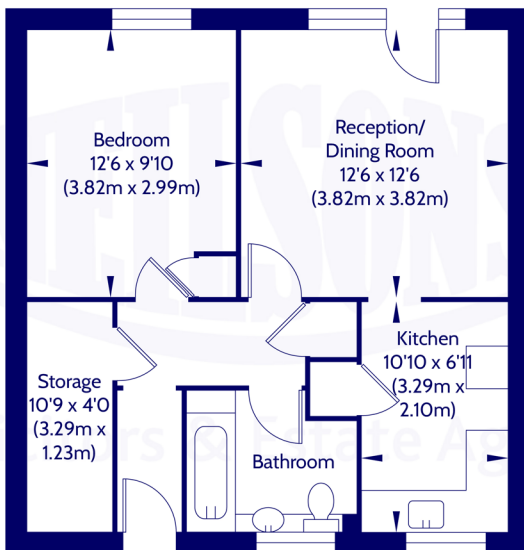
## Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand including a Tesco Extra together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly including South Gyle Train Station providing quick and easy access into the city Centre and surrounding areas. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murray field Stadium.





Approx. Gross Internal Floor Area 49.26 Sq M / 530 Sq Ft.



Ground Floor

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



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



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