



10 Gogarloch Muir
South Gyle, Edinburgh, EH12 9JL



VMH SOLICITORS



10

Gogarloch Muir

Generous end terrace villa, situated in a quiet, modern development located in the ever popular South Gyle area of Edinburgh.

- Hall w/stairs and natural light
- Lounge w/archway to dining room
- Well-appointed kitchen w/garden access
- Conservatory
- Three bedrooms
- Family bathroom
- Attic space
- Gas central heating and double glazing
- Private gardens
- Allocated parking
- On-street parking

Offers Over: £340,000

Home Report: £340,000

EPC Rating: C

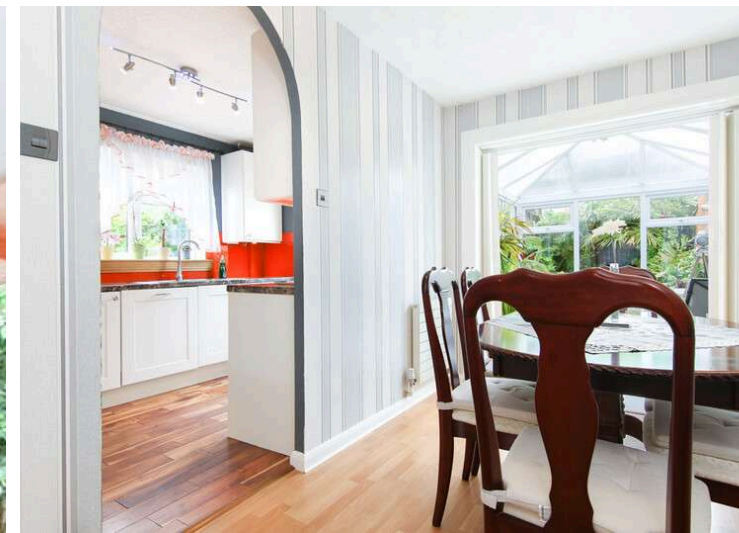
Council Tax: E

Tenure: Freehold

A well-maintained garden with mature hedges and pathway leads to the property. The front door opens into a hall with stairs and a window for natural light. On the right, you enter the sunny lounge (with under stair cupboard), which is semi-open plan to the dining room. Conveniently accessed from the lounge, the kitchen has wall and base cabinets, along with appliances and rear door leading out to the private garden. Also approached from the dining room is the conservatory, offering an additional space to relax.

Upstairs houses three bedrooms (two with storage) and the family bathroom, which is fitted with a three-piece suite and over-head shower. There is also an airing cupboard and hatch to the attic.

The property benefits from gas central heating and double glazing. The aforementioned private garden to the rear offers an area of decking and lawn, lovely trees and shrubs. There is an allocated parking space within the residents' private car park and on-street parking is available.

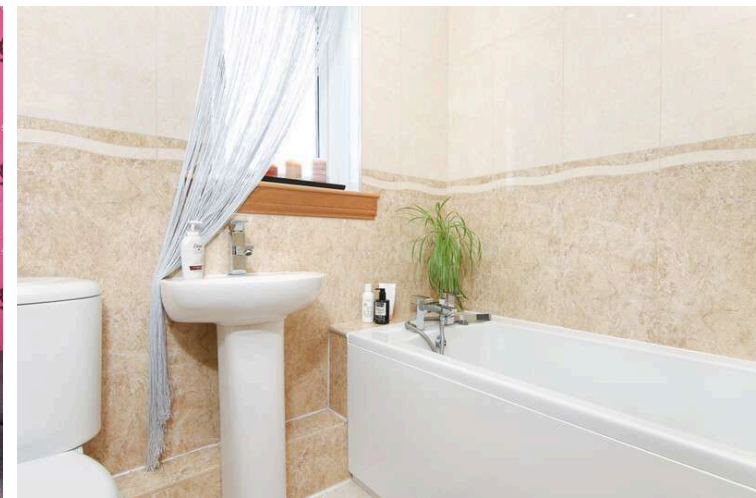
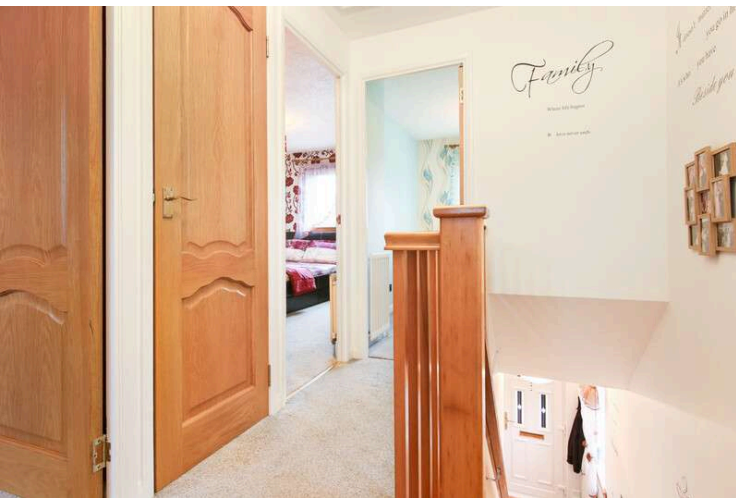




South Gyle is popular with families and professionals alike and is situated on the western outskirts of the city centre. A short drive away is the South Gyle Business Park, RBS Gogarburn and the Gyle Shopping Centre.

Edinburgh City Centre is readily available by means of efficient and regular bus and tram services. South Gyle Train station can be found just a short walk from the property and provides quick and easy access to Edinburgh and Further afield.

Plentiful leisure activities can be found nearby with David Lloyd and Drumbrae leisure centers both offering regular fitness classes and swimming pools. South Gyle is popular with families and professionals alike and is situated on the western outskirts of the city centre

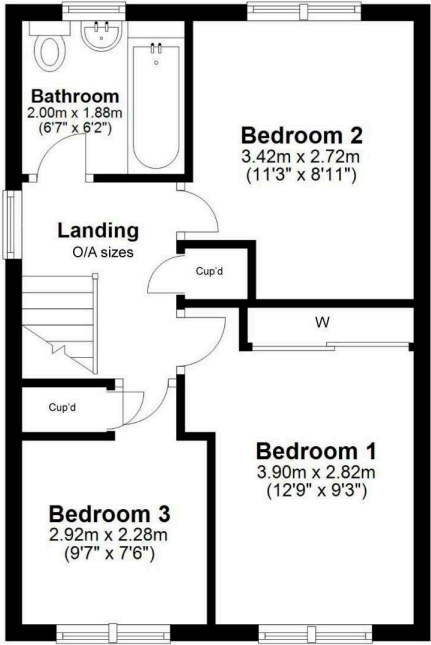




Extras: To include all fitted flooring and fitted carpets, light fixtures, curtains and blinds, oven, hob, cooker hood, fridge/ freezer, dishwasher, and washing machine in the sale. All furniture is available if desired.



Ground Floor



First Floor



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