









Offers Over
£175,000

3 South Gyle Park

South Gyle | Edinburgh | EH12 9EL

This attractive and well proportioned main door mews flat with garage, is pleasantly situated within a quiet established development in the ever-popular district of South Gyle, close to fantastic local amenities and commuting links. In move-in condition the property would undoubtedly appeal to the first time buyer or young professionals and viewing is highly recommended.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Garage
-  EPC Rating – D
-  Council Tax Band - C



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage, spacious and bright lounge/dining open plan to modern fitted kitchen, light and airy double bedroom with fitted wardrobes and contemporary bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the oven/hob, fridge/freezer, washing machine & tumble dryer.

Gardens and Parking

The property benefits from an enclosed communal garden which is located to the rear of the building and also benefits from a good-sized lock up storage cupboard. Undoubtedly one of the stand out features of this property is the substantial integral garage and has been fitted with light.

The property forms part of the South Gyle Property Association with a yearly fee applicable. This varies depending on work required in the development. This is currently £75 per annum.

Viewing

Please contact Neilsons on 0131 625 2222.





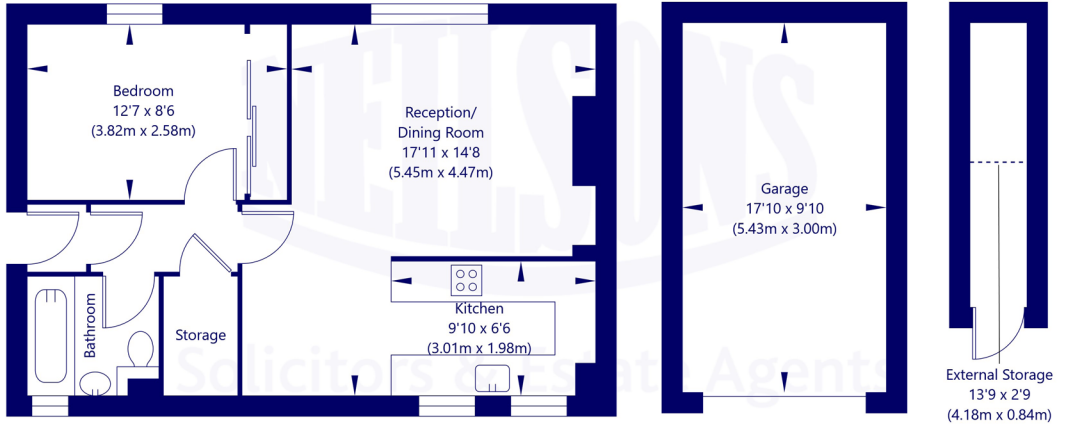
Location

Situated in an established residential development in the popular South Gyle area of the city within easy reach of work and retail pursuits. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre providing excellent day-to-day shopping requirement including many high street named shops and services. 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 providing quick and easy access into the city centre with the close by South Gyle tram stop and Edinburgh Park and South Gyle train stations.



Approx. Gross Internal Floor Area 45.14 Sq M / 486 Sq Ft.

First 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.



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