










Offers Over  
**£200,000**

## 113 Gyle Park Gardens

Corstorphine | Edinburgh | EH12 8NU

This upper flat within a two storey block, located in a sought-after area with excellent transport connections, presents an ideal opportunity for first-time buyers or young families looking for a stylish and comfortable home. The property benefits from convenient access to fantastic amenities, including the Gyle Shopping Centre, Edinburgh Park, and a well-connected network of trams, rail, and roads.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and On Street Parking
-  Rear Garden
-  EPC Rating – D
-  Council Tax Band - C



## Description

The private main door entrance opens to an internal staircase, leading to a bright and welcoming interior. The front-facing reception room features a modern color scheme and ample space for dining, creating a versatile and inviting living area. The fitted kitchen is well-appointed with classic-style wall and base units, offering a timeless aesthetic. Free-standing appliances, which would form part of the sale, provide practicality and convenience for the new owners. The property includes two generously sized double bedrooms, one overlooking the front and the other the rear, with the bedroom to the front benefiting from built-in wardrobe space to maximize storage. The shower room is fitted with a sleek white two-piece suite and a corner cubicle with an electric shower, combining functionality with a contemporary finish.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens

Externally, the property boasts a private enclosed garden to the rear, offering a secure and low-maintenance outdoor space perfect for relaxation or play. With its blend of charm, practicality, and excellent location, this property is an attractive choice for those looking to step onto the property ladder or create a cozy family home. An external lock up garage provides great additional storage space.

## Viewing

Please contact Neilsons on 0131 625 2222.





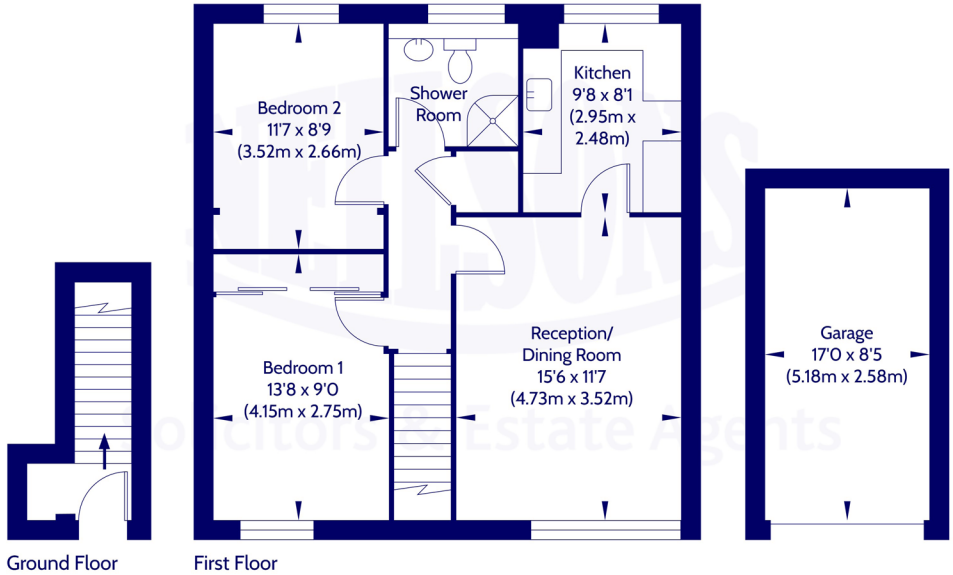
## Location

Gyle Park Gardens forms part of an established residential development located off Glasgow Road in the sought after Corstorphine area of the city. The property is conveniently positioned for access to excellent amenities with the Gyle Shopping Centre and Hermiston Gait retail park both just a short distance away. Further amenities can be found nearby offering a good selection of local shops, banks, beauty salons and restaurants together with a 24-hour Tesco superstore. 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. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible.





Approx. Gross Internal Floor Area 58.15 Sq M / 626 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [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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