










Solicitors & Estate Agents



29 Gogarloch Muir

South Gyle | Edinburgh | EH12 9JJ

A superb opportunity has arisen to acquire this charming two bedroom terraced villa quietly positioned within a popular South Gyle residential development. Close to excellent amenities and transport links, the property is well-suited to a variety of purchasers including first-time buyers and growing families. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private garden
-  Allocated parking space
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway, bright and airy lounge, fully-fitted kitchen/diner with a range of integrated white goods, tiling in splash areas, under-unit lighting and a useful understairs storage cupboard, first floor landing with access to the partially-floored attic, generous double bedroom with integrated wardrobes with sliding mirrored doors, over-stairs cupboard and a sizeable closet, second well-proportioned double bedroom with room for freestanding furniture and a lovely rear aspect, partially-paneled bathroom suite with an over-bath rainfall shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, freestanding fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Private gardens can be found to both the front and rear of the property for residents to enjoy. The front is mostly laid with chip stone offering an easy upkeep whilst the rear is mostly laid with lawn with a separate patio and wooden deck. For the car owner, there is an allocated parking space within a stones throw as well on-street free parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





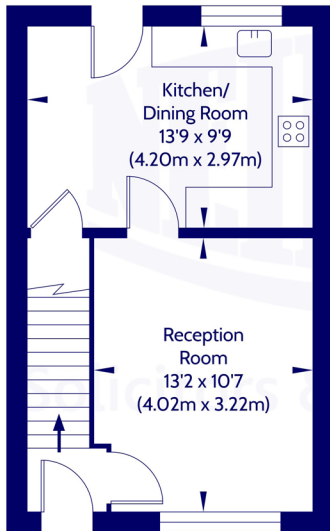
Location

South Gyle is located on the west side of Edinburgh, adjoining Corstorphine. The property is within short walking distance of The Gyle Shopping Centre offering an excellent range of major retail outlets. Schools catering for all age groups are easily accessible as well as a variety of leisure and recreational facilities including the David Lloyd sports centre and several golf courses. There is an excellent local public transport service including bus, tram & train services with easy access to Edinburgh Airport and the City Bypass linking with major motorway networks.

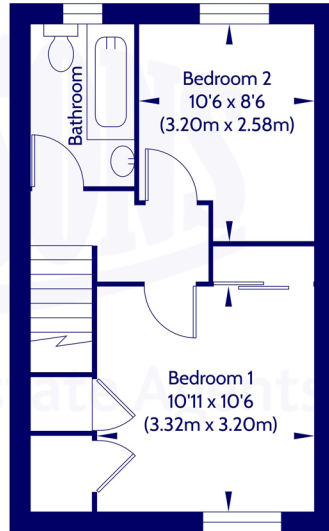


Approx. Gross Internal Floor Area 59.88 Sq M / 644 Sq Ft.

Ground Floor



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.



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



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