



Solicitors & Estate Agents










Offers Over
£175,000

129/11 Gylemuir Road

Corstorphine | Edinburgh | EH12 7DL

A fantastic opportunity has arisen to purchase this attractive and bright, triple aspect, one bedroom, top floor flat quietly positioned within an established modern development conveniently positioned close to excellent amenities and transport links.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal gardens
-  Resident's parking
-  EPC Rating – C
-  Council Tax Band - D



Description

This lovely quiet home shall undoubtedly appeal to the first time buyer/couple or rental investor and merits internal viewing to be fully appreciated. Accessed via a secure, well kept communal entrance with carpeted stairs leading to all floors. Flat 11 briefly comprises; entrance vestibule and hallway with good storage provisions. There is a generously proportioned, lounge/dining room with bay-window formation to the front with open aspects over Gyle Park playing fields. The kitchen, with window to side, is located off the lounge and is fitted with ample wall and base units incorporating the built-in hob, oven and hood with additional appliances included in the sale. There is a sizable double bedroom again with outlook to front with views over the playing fields, and benefits from built in wardrobes. Lastly the four piece bathroom comprises of a white suite incorporating a WC, bidet, wash hand basin and bath with electric shower. In addition, there is a partially floored attic, accessed via Ramsey ladders, providing excellent additional storage facilities. Further benefits include gas central heating (excluding kitchen) and double glazing.



Extras

All the fitted floor coverings, light fittings, curtains and blinds shall be included in the sale together with the built-in gas hob, electric oven, hood, fridge freezer, washing machine and dishwasher. Other items of furniture can be included in the sale if desired.

Gardens and parking

The building is surrounded with well maintained communal garden grounds and there is private residents' parking located to the side of the block with additional visitor parking available within the development. There is also a secure bike store located to the front.

Factors

Newton management are the factoring agents for the development. The monthly cost for the stair cleaning, gardening, the factoring fee and buildings insurance is approx £60.

Viewing

By appointment with Neilsons on 0131 625 2222.





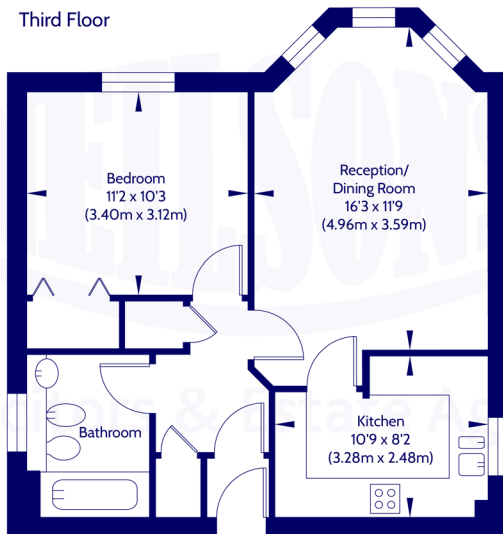
Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand 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 and 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 and 900 Bus Service to Glasgow. Excellent public transport operates regularly providing quick and easy access into the city centre. 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.



Approx. Gross Internal Floor Area 48.44 Sq M / 521 Sq Ft.

Third 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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