



62/14 NORTH GYLE LOAN

Corstorphine, Edinburgh, EH12 8LD



1

Public Room



3

Bedrooms



1

Bathroom



62/14 NORTH GYLE LOAN

This third-floor flat is a bright and spacious residence with a lot of potential. It features a generously proportioned reception area with dual-aspect windows, a private balcony, and delightful views over Edinburgh's picturesque skyline toward the Firth of Forth. It also offers a good degree of versatility with two double bedrooms and a flexible single. Whilst the flat requires refurbishment, it presents the new owners with a fantastic opportunity to add significant value to the home and at the same time it allows you to set the standards and style of the interiors to your own tastes.

With a convenient location in Corstorphine, the property is set within easy reach of superb amenities. There is a choice of supermarkets close by, as well as The Gyle Shopping Centre which is home to a wide range of high-street favourites and popular eateries. Excellent bus and rail links are also within easy striking distance, ensuring an easy commute into the city centre. Plus, the airport is just a short 10-minute drive away for travelling further afield. Schools are within walking distance as well, making this flat an ideal choice for a wide range of lifestyles.





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EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A spacious third-floor flat
- Situated in popular Corstorphine
- Far-reaching elevated views
- Entrance hall with a built-in cupboard
- Large, southeast-facing living/dining room
- Private balcony with garden views
- Fitted kitchen
- Two bright and airy double bedrooms
- One versatile single bedroom/office
- Three-piece bathroom
- Expansive communal garden laid to lawn
- Unrestricted on-street parking and allocated parking



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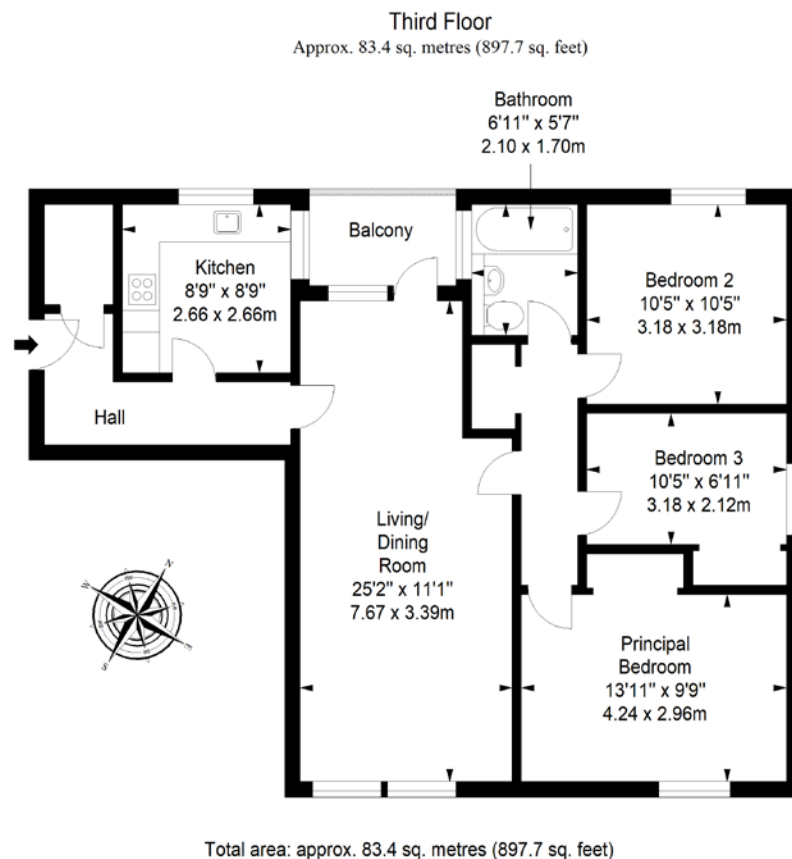


Please note, this property is to be sold as seen. An electric cooker, a fridge, and a washing machine are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



CORSTORPHINE, EDINBURGH

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.