



96/5 South Gyle Wynd, Edinburgh, EH12 9HJ

A beautifully presented one-bedroom second-floor apartment, offered to the market in excellent condition. The property features a contemporary kitchen, stylish décor throughout, and a luxurious, well-appointed bathroom. It also comes with an allocated parking space and has a partially floored loft, which provides additional storage.

Ideally situated for commuters, the apartment enjoys superb transport links and is just a two-minute walk from South Gyle railway station. Nearby tram and bus services provide additional convenience, while the South Gyle Business Park, Edinburgh Airport, and The Gyle Shopping Centre are all within easy reach.

This property would make an ideal purchase for a first-time buyer or as a smart investment opportunity. Further benefits include gas central heating and double glazing throughout.

The accommodation comprises:

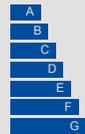
- Welcoming entrance hall with useful storage cupboard
- Spacious double bedroom with front-facing window and fitted wardrobes (included in the sale)
- Generous sitting room open plan to the kitchen/dining area
- Modern kitchen fitted with gloss white units, laminate worktops, inset stainless steel sink, and appliances including a gas hob, electric fan oven, washing machine and fridge freezer
- Partially tiled bathroom featuring a mains-pressure shower over the bath, WC, and pedestal wash hand basin



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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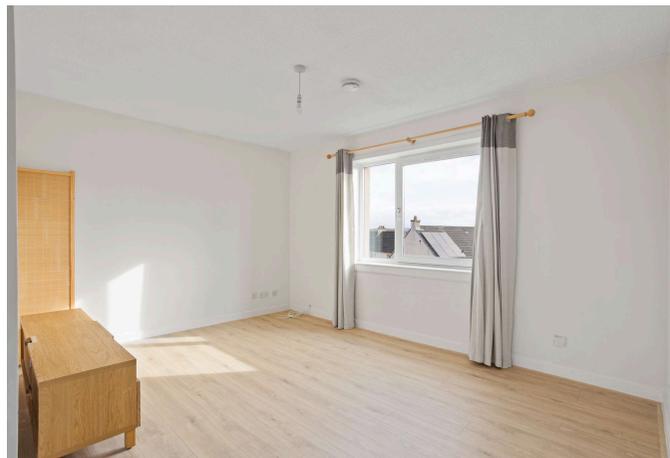


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Location

South Gyle is located on the West side of Edinburgh, adjoining Corstorphine. The property is well placed for The Gyle shopping centre and a variety of leisure and recreational facilities including the David Lloyd sports centre and several golf courses. South Gyle station is only a short walk and offers a regular train service to Edinburgh City Centre and Fife. It is also close to the tram network, which provides quick access to Edinburgh City Centre and Edinburgh airport. The property is within quick and easy reach of several major Business and Commercial Centres. It is also convenient for access to the City Bypass and the motorway network. It lies in the school catchment for Gylemuir Primary School and Forrester High School.

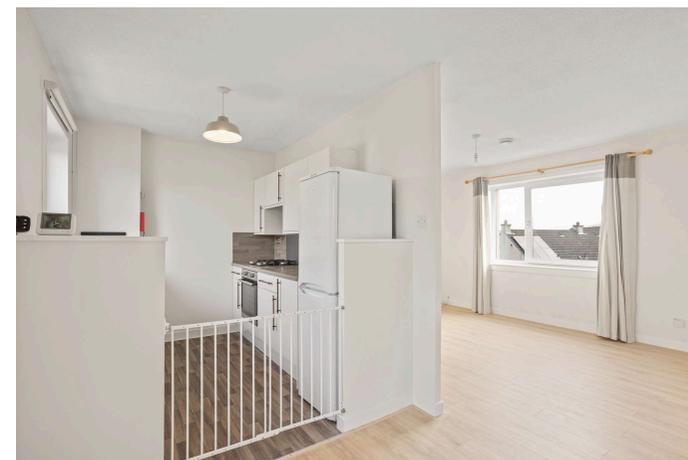
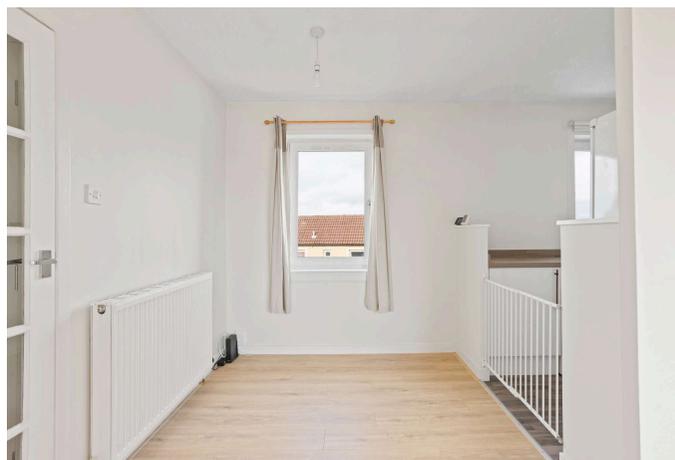
Outside & Gardens

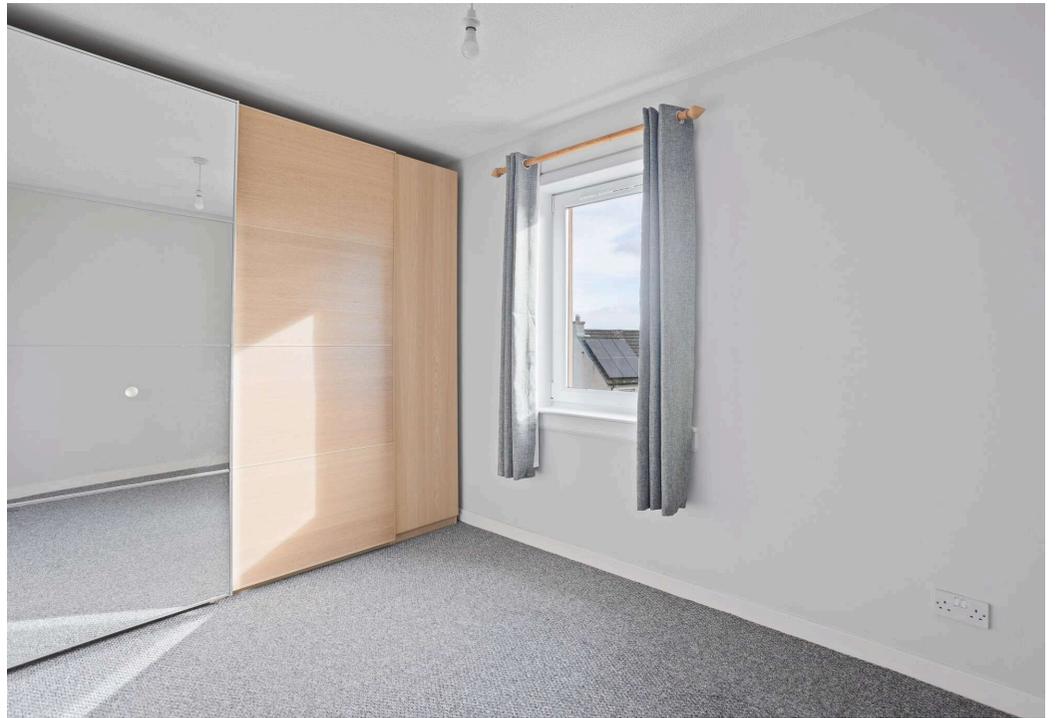
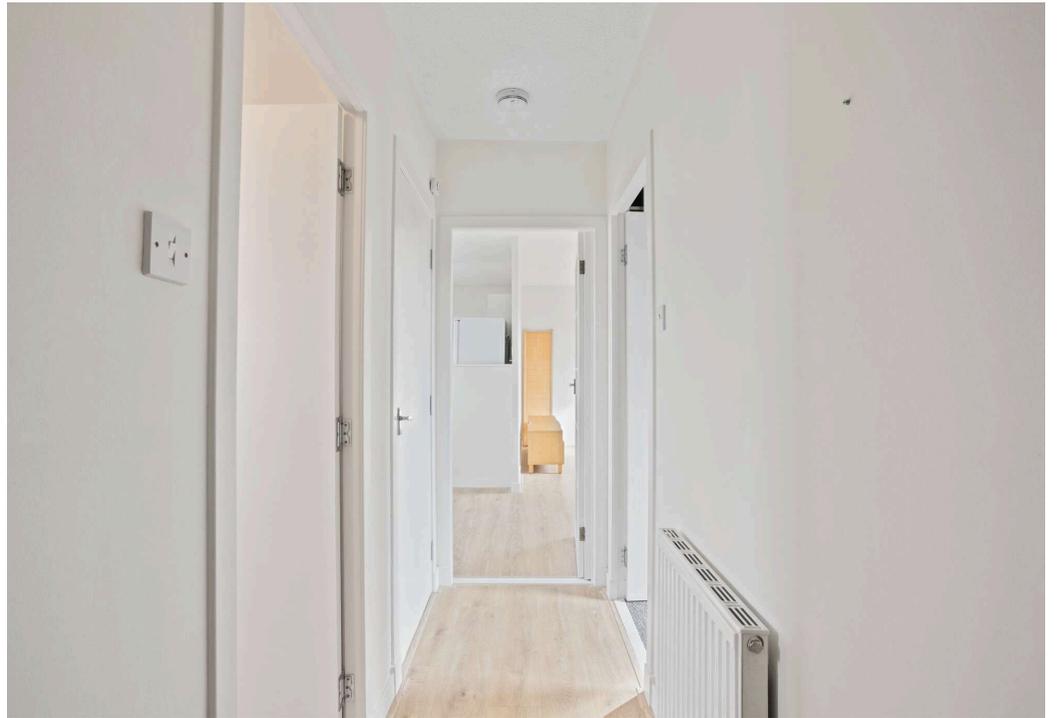
There is a shared garden to the rear of the property which is mostly laid to lawn and has a clothes dryer. There is unrestricted parking available nearby and an allocated parking space.

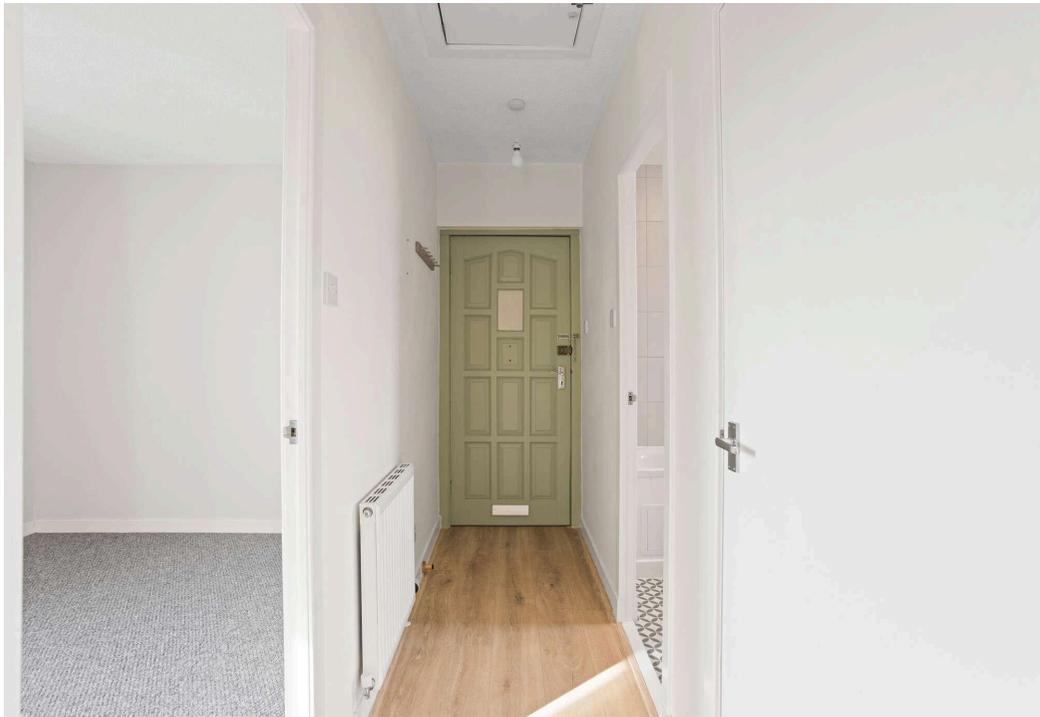
Extras

The fixed floor coverings, blinds, curtains, light fittings, wardrobes and integrated kitchen appliances are included in the sale.

Council tax - Band B

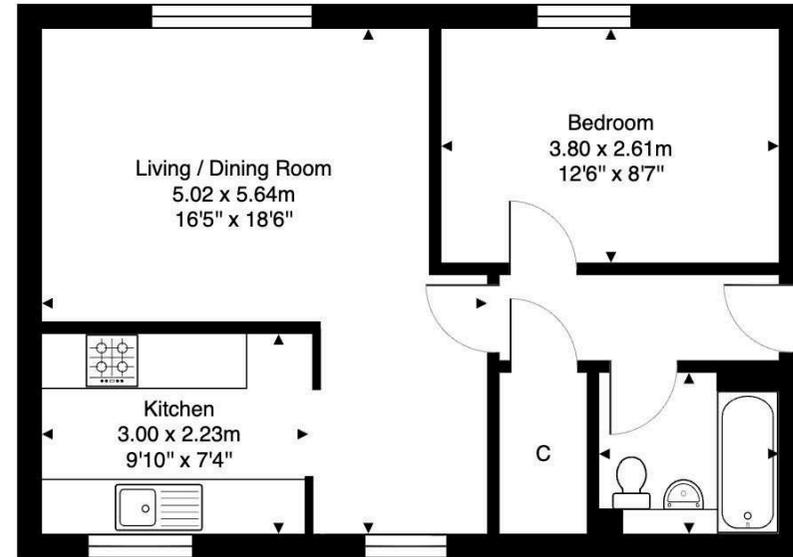








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Second Floor

Bathroom
2.02 x 1.80m
6'8" x 5'11"

Total Area: 46.8 m² ... 504 ft²

All measurements are approximate and for display purposes only.

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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