










Offers Over
£360,000

107 Gyle Park Gardens

Corstorphine | Edinburgh | EH12 8NQ

This spacious detached bungalow with extensive private gardens, driveway, and garage enjoys a quiet cul-de-sac location within the popular district of Corstorphine close to excellent amenities, schooling, and transport links. The property would now benefit from some upgrading yet offers fantastic potential for any new owner to create an individually tailored family home with early viewing highly recommended.

-  3 Bedrooms
-  3 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation, in brief, comprises; welcoming entrance vestibule with storage, light and airy reception room with electric fireplace, fitted kitchen with integrated appliances and side door, good sized dining room/hallway, spacious principal bedroom with mirrored fitted wardrobes, good sized second bedroom with bright conservatory off it, single third bedroom and shower room. Further benefits include gas central heating, double glazing and good storage.

There is potential to extend the property into the attic and towards the back, subject to the necessary planning permission.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio, artificial grass and chip stone, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door.

Viewing

By appointment through Neilsons 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.

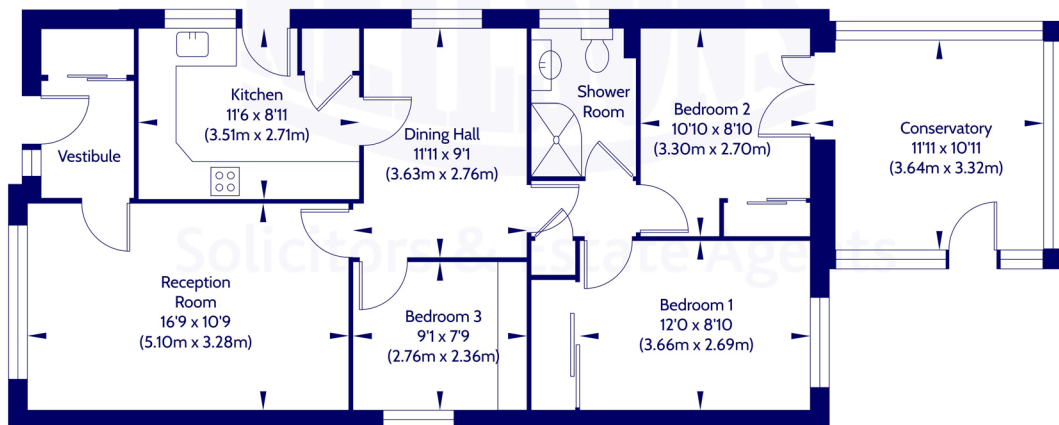
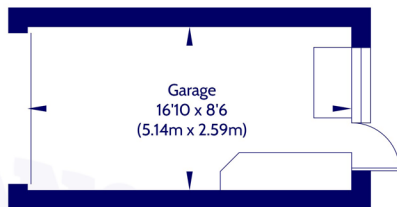


Ground Floor

Approx. Internal Area 86.85 Sq M / 935 Sq Ft.

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.



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