



30 North Gyle Loan, Edinburgh, EH12 8JH

Offers Over £389,999

**NEILSONS**

Stunning truly impressive detached family villa within much sought after locale. Beautifully presented & flexible accommodation in move in condition.

- Welcoming entrance vestibule leading to reception hall
- Elegant generously proportioned lounge with stylish fireplace
- Lovely large formal dining room with open plan access to kitchen
- Contemporary well designed fully fitted kitchen
- Impressive family sun lounge/bedroom 4 with French doors to rear grounds
- 3 further beautifully presented double bedrooms/1 en suite shower room
- Modern fully tiled family bathroom
- Utility room with shower
- Study area on landing
- Extensive landscaped gardens, driveway & garage
- EPC - C







Solicitors, Notaries, Estate Agents

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Edinburgh  
EH12 8AY

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LP 2 Edinburgh 16

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Approx. Gross Internal Area  
136.1 Sq.M – 1464.9 Sq.Ft

Plan Not To Scale. For Identification Purposes Only.



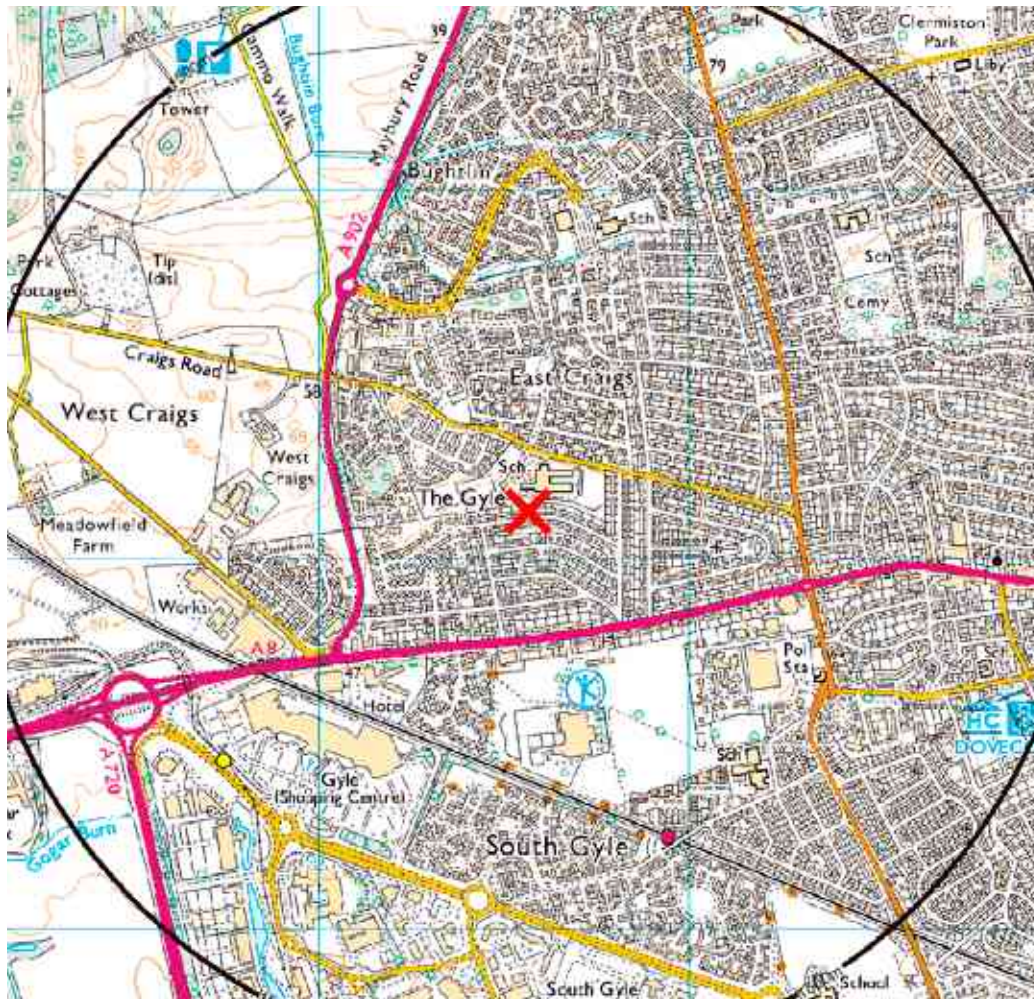


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## Welcome to the Neighbourhood



It's all here. Everything you want to know about your potential new home... and more besides. We've brought together the latest information from reliable official sources, to answer all your questions on where you're looking to live.

Want to know about schools? You'll find all the local nurseries, junior and secondary schools in the area.

Looking for your local pub or nearest swimming pool? Details of all your local amenities are in the next few pages.

You'll also find information on average council tax costs, nearby planning applications (past and present), how to make this particular property greener and even the sort of people who live in this specific area – all right here, in one handy guide.

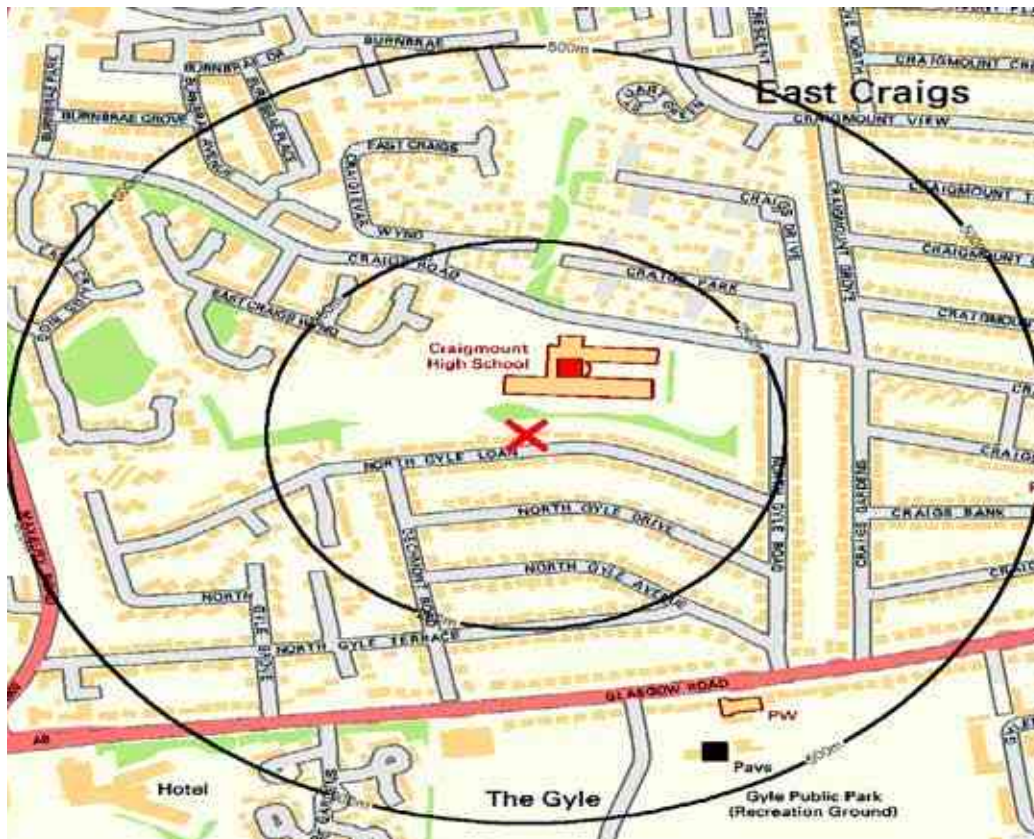
In fact, we think the only way you'll find out more is to actually live here!

# SCHOOL STANDARDS



If you have a family, chances are education in the area will have a big influence on your move. So here you'll find details for all the local nurseries, primary and secondary schools.

It's such an important decision. If you have school age children, you'll naturally want to know as much as possible about the quality and accessibility of schools in the area. For further information on the application process or school performance please contact Education Scotland (see: [www.educationscotland.gov.uk](http://www.educationscotland.gov.uk)) or contact your local authority. If you would like to find out more about applications or school performance relating to an Independent school, please contact the school directly.



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## NURSERY SCHOOLS

Distance	Name and address
2.85 km	Cargilfield, EH4 6HU
3.34 km	Mary Erskine, EH4 3NT
4.35 km	St George's, EH12 6BG
4.84 km	Merchiston Castle, EH13 0PU
4.97 km	Mary Erskine and Stewart's Melville, EH4 3EZ

All ancillary information in this brochure is provided by The Property Intelligence People Limited and is believed to be accurate at the time of publication. The information provided, particularly relating to school catchment areas, is not warranted by Neilsons or the Sellers of the property and should be verified by prospective purchasers by reference to the appropriate authorities before any Offer is made relying on such information.

# SCHOOL STANDARDS



The five nearest Junior and Secondary Schools are shown below.

## INFANT & JUNIOR SCHOOLS

## SECONDARY SCHOOLS

Distance	Name and address	School Type	Distance	Name and address	School Type
815metres	East Craigs Primary School, EH12 8XF	Community school	97metres	Craigmount High School, EH12 8NH	Community school
949metres	Gylemuir Primary School, EH12 7RT	Community school	1.58 km	St Augustine's High School, EH12 9AD	Community school
1.32 km	Corstorphine Primary School, EH12 7SY	Community school	1.76 km	Forrester High School, EH12 9AE	Community school
1.84 km	Fox Covert Roman Catholic Primary School, EH12 8PG	Community school	2.55 km	The Royal High School, EH4 6JP	Community school
1.84 km	Fox Covert Primary School, EH12 8PG	Community school	3.11 km	Wester Hailes Education Centre, EH14 2SU	Community school



## WHAT'S NEARBY



New to the area? You'll want to know what's nearby in the neighbourhood. So here's a rundown of the main amenities and services, from DIY stores to doctors and petrol stations to pubs. Even if you live locally already, you may find a few new places to go!



Restaurants

Approx Distance	Name and address
671metres	Fabio's,EH12 8HW
741metres	Chinese Manor House,EH12 8HL
744metres	Spice Lounge Kitchen,EH12 8HG
907metres	Abida,EH12 7XF
910metres	Frankie & Benny's,EH12 9JY



DIY Stores

Approx Distance	Name and address
825metres	Jewson Ltd,EH12 0BD
851metres	Dulux Decorator Centres,EH12 0BD
1.54 km	Thistle,EH12 9EB
1.58 km	Anglian Home Improvements,EH12 7SB
1.75 km	Parts Center,EH12 9EB



Pubs, Bars & Inns

Approx Distance	Name and address
873metres	Mid Yoken,EH12 8XF
1.06 km	The Centurion,EH12 7XD
1.41 km	Oak Inn,EH12 8AX
1.45 km	Corstorphine Inn - John Barras Pubs,EH12 7SU
1.51 km	Winston Lounge Bar,EH12 7HD



Garden Centres

Approx Distance	Name and address
2.68 km	Solus,EH14 4AJ
4.70 km	Riccarton Garden Centre,EH14 5AA
5.49 km	Colinton Community Compost,EH13 0PQ
5.57 km	Conifox Nurseries,EH29 9ER
6.10 km	Rigby Taylor Ltd,EH28 8PJ



Shopping

Approx Distance	Name and address
768metres	Tesco Extra,EH12 7UQ
845metres	The Co-operative,EH12 8XP
860metres	W M Morrisons Plc,EH12 9JU
984metres	Scotmid Co-operative,EH12 8TE
1.02 km	W M Morrisons Plc,EH12 9JU



Post Offices

Approx Distance	Name and address
980metres	Post Office (St Johns Rd),EH12 7XD
1.17 km	Post Office (Duart Crescent),EH4 7JP
1.58 km	Post Office (Corstorphine),EH12 6PA
1.91 km	Post Office (Barnton),EH4 6BU
2.12 km	Post Office (Carricknowe),EH12 7DS

# WHAT'S NEARBY



## Places of Worship

Approx Distance	Name and address
410metres	St Thomas's Episcopal Church, Glasgow Road, EH12
482metres	Craigsbank Church of Scotland, Craigs Bank, EH12
710metres	East Craigs Church Centre, Bughtlin Park, EH12
846metres	East Craigs Church Centre, Bughtlin Market, EH12
1.22 km	St John the Baptist's R C Church, St Ninian'S Road, EH12



## Dentists

Approx Distance	Name and address
725metres	Smile Plus Dental Care,EH12 8HL
729metres	East Craigs Dental Practice,EH12 8XP
1.09 km	St John's Road Dental Practice,EH12 8BE
1.83 km	Hogg,EH12 7JU
2.08 km	John Gall & Associates,EH4 7ND



## Hospitals

Approx Distance	Name and address
2.13 km	Corstorphine Hospital,EH12 6TT
4.79 km	Royal Victoria Hospital,EH4 2XU
4.85 km	Western General Hospital,EH4 2XU
5.92 km	The Royal Edinburgh Hospital,EH10 5HF
6.04 km	The Royal Edinburgh Hospital,EH10 5HF



## Pharmacies

Approx Distance	Name and address
847metres	Boots,EH12 9JR
856metres	Lloyds Pharmacy,EH12 8XP
1.10 km	Rowlands Pharmacy,EH12 7TG
1.15 km	Clermiston Pharmacy,EH4 7JP
1.43 km	Corstorphine Pharmacy,EH12 7SD



## Doctors

Approx Distance	Name and address
717metres	Parkgrove & East Craigs Medical Practice,EH12 8XP
1.06 km	Ladywell Medical Centre (West),EH12 7TB
1.06 km	Ladywell Medical Centre (West),EH12 7TB
1.14 km	Ladywell Medical Centre,EH12 7UN
1.30 km	Paul Mullen Consultancy Ltd,EH12 7PU



## Train Stations

Approx Distance	Name and address
967metres	South Gyle Rail Station, South Gyle Road, EH12
967metres	Edinburgh Park Rail Station, South Gyle Road, EH12
3.59 km	Wester Hailes Rail Station, Harvesters Way, EH14
3.79 km	Kingsknowe Rail Station, Kingsknowe Road South, EH14
4.32 km	Slateford Rail Station, Slateford Road, EH14

# WHAT'S NEARBY



## Petrol Stations

Approx Distance	Name and address
583metres	Shell (UK) Ltd,EH12 8LS
678metres	Shell (UK) Ltd,EH12 8HW
912metres	Tesco Corstorphine Extra,EH12 7UQ
1.02 km	W M Morrisons Petrol Station,EH12 9JU
2.60 km	Napier Connect,EH11 4AS



## Cinemas

Approx Distance	Name and address
3.45 km	Odeon Cinemas,EH14 3HR
5.53 km	Cineworld,EH11 1AF
6.19 km	Odeon Cinemas,EH3 9BG
6.20 km	Filmhouse,EH3 9BZ
6.23 km	Granada Cinemas Edinburgh Ltd,EH10 4RT



## Leisure Centres & Swimming Pools

Approx Distance	Name and address
102metres	Craigmount High School,EH12 8NH
410metres	St Thomas Church,EH12 8LJ
533metres	Craigs Bank Church,EH12 8HD
607metres	Gyle Park & Playing Fields,EH12
607metres	David Lloyd Leisure Ltd,EH12 8GZ



## Theatres

Approx Distance	Name and address
6.33 km	Traverse Theatre,EH1 2ED
6.33 km	Depot Music Ltd,EH5 1PN
6.42 km	Kings Theatre,EH3 9LQ
7.17 km	Bedlam Theatre,EH1 1EZ
7.18 km	The Stand Comedy Club,EH1 3EB



## Golf Clubs

Approx Distance	Name and address
1.99 km	Turnhouse Golf Club,EH12 0AD
2.00 km	Royal Burgess Golfing Society,EH4 6BU
2.92 km	Gogarburn Golf Club,EH28 8NN
2.97 km	The Bruntsfield Links Golf Society,EH4 6JH
3.13 km	Carrickvale Golf Club,EH12 5UZ

# LOCAL AUTHORITY COUNCIL TAX



However many properties you've looked at in this area, it's always useful to know how associated costs compare. So here's an overview of average local authority's Council Tax costs.

To obtain the Council Tax band for this property, please refer to the Property Questionnaire contained within the Home Report. You can download the Home Report from [www.neilsons.co.uk](http://www.neilsons.co.uk)



Council Tax Band	Local Values	National Average
Band A	£779.3	£967.5
Band B	£909.2	£1,128
Band C	£1,039	£1,290
Band D	£1,169	£1,451
Band E	£1,428	£1,773
Band F	£1,688	£2,096
Band G	£1,948	£2,418
Band H	£2,338	£2,902



# GET TO KNOW YOUR NEIGHBOURS

Taking the smallest geographical area, the latest census data (Source: Census area statistic) can reveal a profile of your neighbours, based on age, education and employment.

## Age profile

The largest group of people in your postcode sector are aged between 45 and 59 years of age. The lowest number of people are aged between 16 and 19 years of age.

Age Range	0-9	10-15	16-19	20-24	25-29	30-44	45-59	60-64	65-74	75+
%	8	6	4	5	5	18	20	6	12	12

## Education profile

Information available for the area suggests that there are a lower proportion of people who have no qualifications compared to the national average. There also appears to be a greater than average proportion of people educated to degree level or above.

	Percentage (%) in area	National Average (%)
No qualifications	22.2	27.7
Lower level qualifications	48.5	46.6
Higher level qualifications	29.3	25.7

## Employment profile

The proportion of people who are employed living in this postcode sector is lower than the national average of 40.1%. Approximately 13.6% of people are retired. This is less than the national average of 14.2%. Unemployment levels are higher than the national average of 3.6%.

	Percentage (%) in area	National Average (%)
Employee	32.1	40.1
Self employed with employees	4.2	8
Self employed without employees	0.00	0.00
Unemployed	6.2	3.6
Full-time students	6.2	4.1
Retired	13.6	14.2
Student	9.9	11.6
Looking after home/family	8.4	12
Permanently sick/disabled	11.2	6.3
Other	0.00	0.00

## YOUR GREEN GUIDE



We can all benefit from being environmentally-friendly... not to mention saving you a small fortune over the course of a year. Here you'll find a variety of information about the local environment for this particular property, and its energy efficiency.

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It's up to all of us to make a difference. Whether it's recycling with the help of the local authority or using an alternative energy source, it's easy for everyone to do their bit (for information on anything from environmental health to pollution and recycling, the local authority's website should help).

It's also important to know whether or not your potential new home is at risk of being flooded, so we've included info on that too. And finally, you'll see just how energy-efficient this particular property is – together with a few suggestions as to how it can be improved.

### Recycling at home

Easy to do and resulting in less waste being sent to landfill, recycling is actively encouraged by the local council. They'll be able to provide you with recycling bins and boxes, a timetable of kerbside collection dates and more. Here are the details for contacting them, and of the nearest recycling centre.

### Recycling naturally

Other useful ways of recycling include composting food waste and reducing water usage by fitting a water but to downpipes. Many local authorities have special schemes (including discounted products) to encourage both – just call them for details.

### Alternative energy

With 40% of Europe's wind energy flowing over Britain, it could be worth fitting a domestic wind turbine. It's one of the greenest sources of energy available, and through feed-in tariffs you get paid for any energy you generate even if you use it. What you don't use can be exported to the local grid (you get paid for that too!) – and you can store energy in batteries for when there is no wind.

The Energy Saving Trust estimates you need an annual average wind speed of 6m/s or more to make a turbine effective, with no major obstacles nearby (such as buildings, trees or hills) to reduce the speed or cause turbulence.

The average wind speed for this area is 3.9 m/s

### Water meters

Another way to save water is by having a water meter – which can cut bills by as much as £200 a year. The general rule is if there are more bedrooms than people in a house, it's worth having one; alternatively, the local water company can provide a 'calculator' to help work out how much might be saved in a particular property.

### Energy Performance Certificate

The Energy Performance Certificate (EPC) is designed to help people understand a home's energy efficiency and its impact on the environment. It uses a rating system from A to G, A being most energy efficient. A qualified energy assessor creates the EPC, which shows the home's current rating and some efficiency recommendations.

Every property marketed for sale or rent is required to have an EPC, which is always accompanied by a report listing various recommendations together with the potential improvements to the building's energy rating.

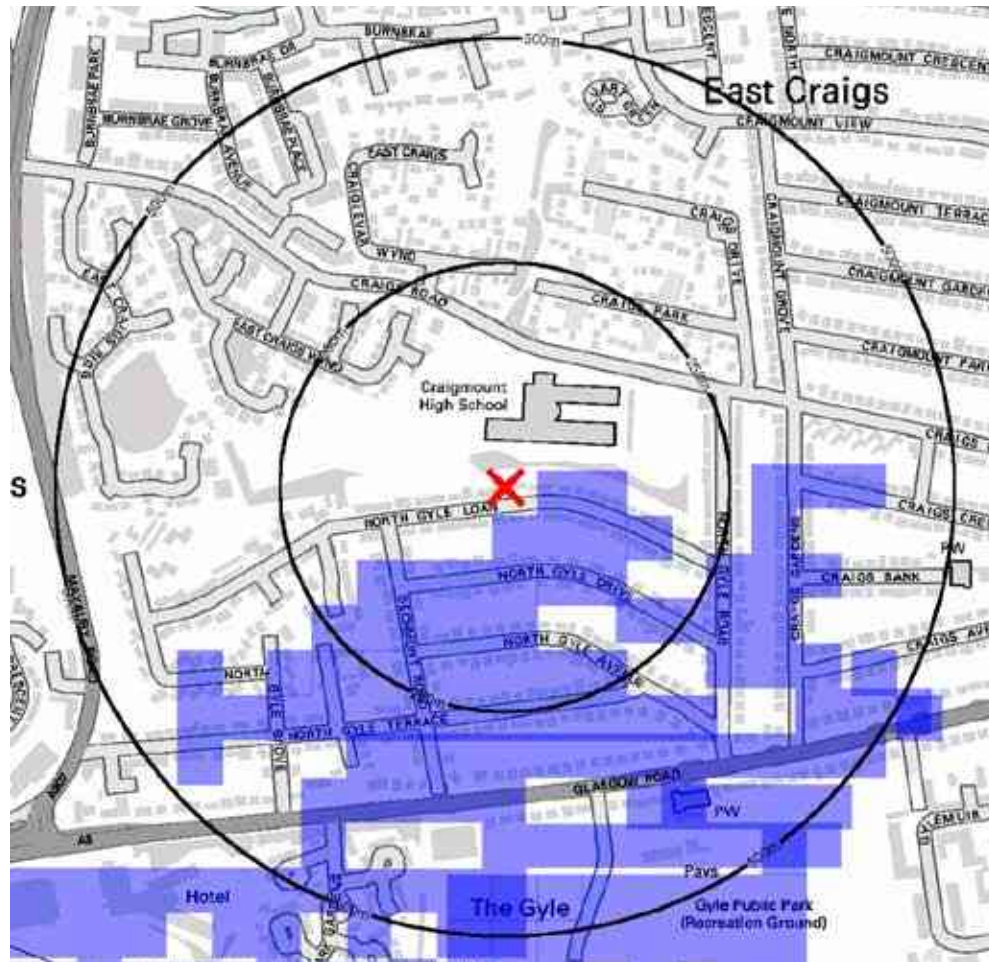
The EPC for this property can be found within the Home Report. You can download the Home Report from [www.neilsons.co.uk](http://www.neilsons.co.uk).

### Local Authority Council

Council Headquarters, Wellington Court, 10  
Waterloo Place, Edinburgh, EH1 3EG

Tel: 0131 200 2000

# FLOOD RISK MAP FOR THE PROPERTY



**X Site Centre**   **— Buffers**   **■ Flooding**



## Flood risk

According to the Environment Agency, millions of people in the UK live in areas at risk of flooding, so it's worth knowing in advance about the home you're looking at.

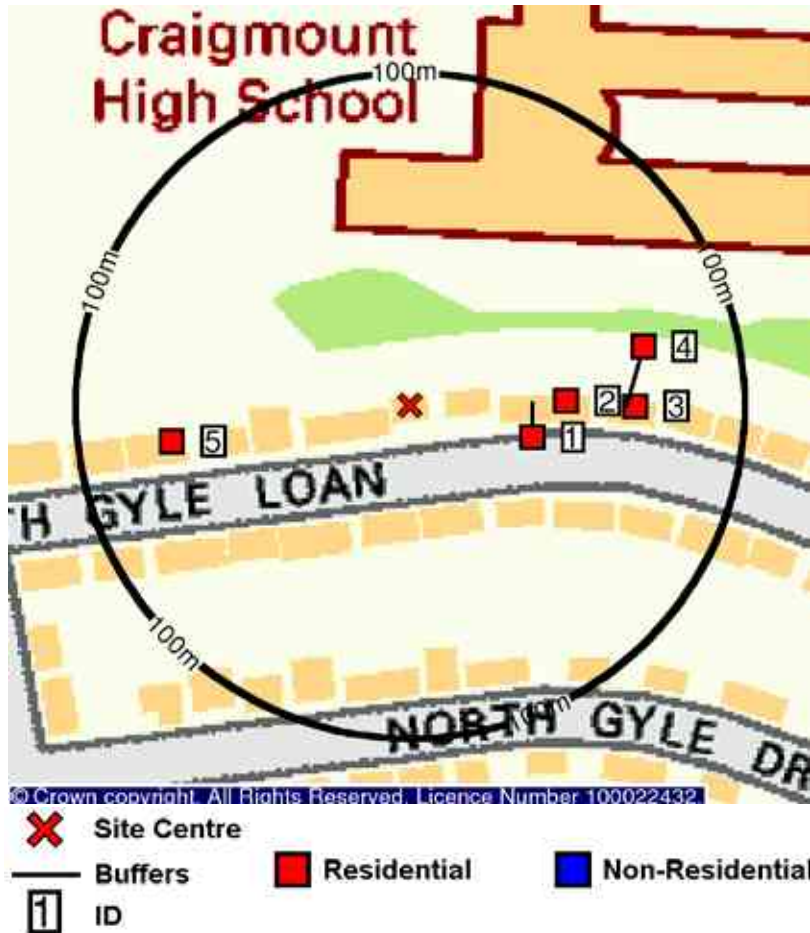
## Definitions

A Zone 2 floodplain has an annual probability of flooding of between 1 in 1000 (0.1%) and 1% from rivers and 0.5% from the sea. A Zone 3 floodplain's annual probability is 1 in 100 (1%) or greater from rivers and 1 in 200 (0.5%) from the sea. If available, the highest known flood level may be shown.

Other types of flooding can affect properties – for details on getting a full flood report, contact The Property Intelligence People.

# SOUNDS LIKE A PLAN

Thinking you might make a few alterations? Or want to know what other people are planning to build nearby? Either way, you'll find all you need to know here.



If you're looking at making changes to your new home such as an extension or conversion, you may well need planning permission. Submitting an application is easier than you think. You can get all the advice you need from your local council, who will consider applications in line with the local development plan.

Points for consideration are:

- Number, size, layout, siting and the external appearance of buildings
- Proposed access
- Landscaping and how it will affect the local neighbourhood
- The availability of services, such as roads and water supply

### Types of planning application

#### Outline

For new buildings, this will tell you if the development is acceptable in principle. Detailed drawings aren't needed, but it'll help if you can give the council as much detail as possible.

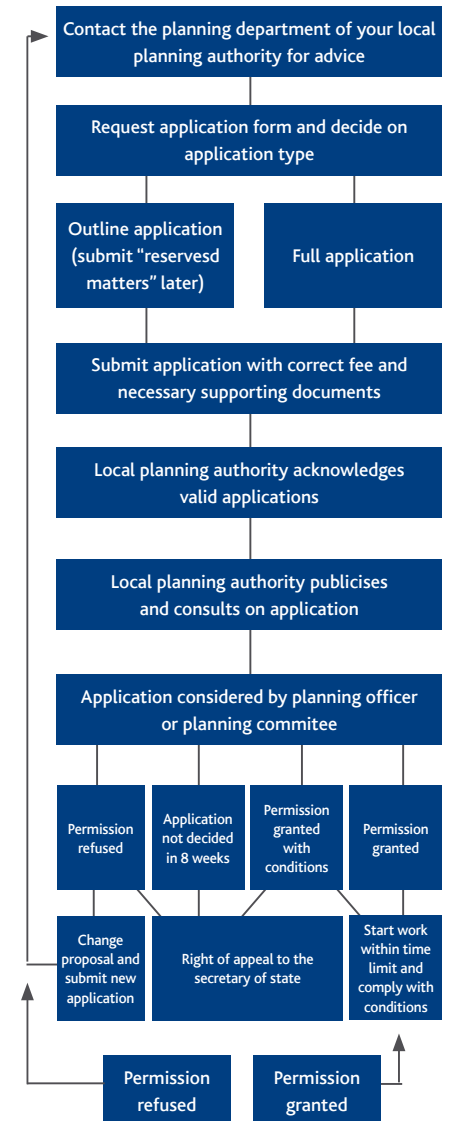
#### Reserved Matters

These comprise siting, design, external appearance, means of access and landscaping. What you propose must be consistent with the outline permission, if not you may need to reapply.

#### Full

A full planning application requires the submission of all details of the proposal and is appropriate if you wish to change the use of a property.

### Planning Application Process





## PLANS IN THE NEIGHBOURHOOD

Even if you have no major plans yourself, it's important to know what changes people nearby have been making (apart from anything else, it can help you see what sort of alterations have been approved already). So the following is an overview of the 5 most recent applications within 100 metres of the property each of which is also shown on a map.

### HOUSE EXTENSION

The following top 5 records have been found within 100m of this search. Those within and around a 100m buffer are represented as points on the Planning Applications Map.

ID	Dist (m)	Address	Category	Reference No
1	37	26, North Gyle Loan, EH12 8JH	Extension	11/03751/FUL
2	47	24, North Gyle Loan, EH12 8JH	Extension	12/02589/FUL
3	65	22, North Gyle Loan, EH12 8JH	Extension	12/00072/FUL
4	65	22, North Gyle Loan, EH12 8JH	Extension	11/02283/FUL
5	72	40, North Gyle Loan, EH12 8JH	Extension	12/03164/FUL

### PROJECTS

The following top 5 records have been found within 100m of this search. Those within and around a 100m buffer are represented as points on the Planning Applications Map.

ID	Dist (m)	Address	Category	Reference No
		No records found within 100m		

# MOVING CHECKLIST



With some careful organisation and plenty of forward planning, you can help minimise the stress of moving house. Use our Home Moving Checklist to help organise the process as efficiently as possible.

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## 3 weeks to go

- Arrange to hire a self-drive van or obtain estimates from removal firms asking about packing and unpacking services
- If you are moving yourself, check your home contents insurance policy for cover at your new address during your move
- Correspond with your Building Society/ Bank and any credit card companies advising them of your new address and amending standing orders etc
- Arrange for telephone, TV provider (e.g. Sky, Virgin, YouView etc) and other accounts to be finalised
- Book an electrician and plumber if required to disconnect and refit appliances from your old address to your new address
- Notify your dentist and doctor for your medical records to be transferred to your new practices.
- Confirm school transfers
- If you are packing yourself, create a system of identifying packing boxes which will need to be opened first (by numbering or colour code) and label all boxes clearly with their contents and in which room they belong
- Inform your employer of your move, confirming whether you require time off work
- You may want to also arrange for someone to look after any young children and pets during your move

## 2 weeks to go

- Begin to discard unwanted items from cupboards, attics and sheds
- Arrange for the Post Office to redirect your mail
- Double-check your correct change of address with:
  - Bank/Building Society, insurance companies, Premium Bonds and other savings certificates, credit card companies and store accounts
  - Driver and Vehicle Licensing Centre and mortgage organisations
  - Inland Revenue, Local Council Office, Social Security Office
  - Clubs and other memberships, newsagents/magazine and other subscriptions
  - Milk and any other direct delivery service
  - Relatives and friends

## 1 week to go

- Confirm moving arrangements with van hire or removal firm
- Clearly label any items you are leaving behind and remove any fixed objects not included in your sale
- Collect up all keys for your existing property
- Make up a tool kit with screwdriver, pliers, knife, hammer, hooks, bulbs etc. and keep it handy
- Make sure loft, garden shed and other storage places have been cleared out
- Ensure that any funds coming from your own resources are cleared and ready to be transferred to your Solicitor and that you have the necessary documentation available to confirm the source of funding.

## Moving tomorrow

- Defrost fridge and freezer
- Complete packing except for clothing and overnight toiletries etc. and food and drink needed for the moving day
- Have cash available to deal with unexpected expenses
- Clean down all paintwork and working surfaces including sanitary ware
- Clean and cover carpets which are being left to avoid damage

## Moving today

- Strip beds and pack bedding, nightclothes, towels etc
- Take down curtains, remove rugs and loose floor coverings that you are taking with you
- Turn off central heating and all electrical appliances
- Make a note of gas, water and electric meter readings
- Check all storage spaces and lock all windows and doors
- Leave the remaining keys in the property or as arranged with your Solicitor
- Collect your keys from your Solicitor or the selling agents as previously agreed

## Take care!

It is important that you take care when moving into your new home. You will probably need to carry several items during the move, which, if done incorrectly can cause injury. The golden rules of manual handling are:

- Assess the weight of the items before lifting
- Lift within your capabilities; split or share the load if you need to
- Plan your route, remove obstructions and avoid any obstacles
- Wear suitable footwear and gloves if necessary
- When you start to lift use your legs not your back; imagine yourself as a hoist, not a crane
- If necessary, carry for a short distance and then stop to rest before you restart





















For a free pre-sale marketing appraisal  
of your own property contact:



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[propertyservices@neilsons.co.uk](mailto:propertyservices@neilsons.co.uk)



In association with



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- [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 our Property Department or where appropriate the relevant authority for verification.
- [5] All ancillary information in this brochure is provided by The Property Intelligence People Limited and is believed to be accurate at the time of publication. The information provided, particularly relating to school catchment areas, is not warranted by Neilsons or the Sellers of the property and should be verified by prospective purchasers by reference to the appropriate authorities before any Offer is made relying on such information.

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