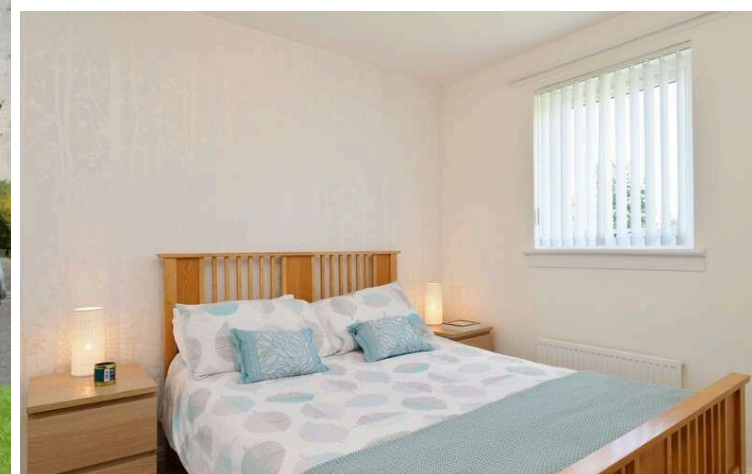


# ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341  
Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



espc

Flat 2, 141 South Gyle Mains, EDINBURGH, EH12 9HU  
1 RECEPTION | 1 BEDROOM | 1 BATHROOM | EPC: C

A very attractive and well presented one bedroom ground floor flat that is neutrally decorated and is being offered to market in true "move in" condition.

It is located in an established residential development in the highly regarded South Gyle area on the west side of Edinburgh. An excellent range of shops and amenities can be found at the Gyle Shopping Complex with further shops, banking, salons and essential services available in nearby Corstorphine. 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.

South Gyle is also extremely well placed for Edinburgh Park Business Centre, the Royal Bank Headquarters at Gogarburn, the Airport and the City Bypass. Stevenson College, Napier and Heriot-Watt are all within easy reach.

#### Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

#### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.



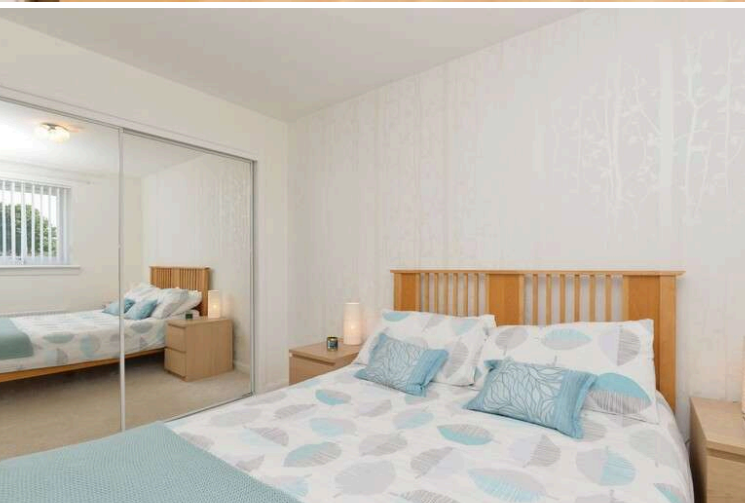


### Accommodation

- Hallway with storage space
- Lounge/Dining Area
- Kitchen area with wood laminate flooring, breakfast bar, electric oven, gas hob, extractor hood, washing machine, fridge/ freezer.
- Double bedroom with mirrored wardrobes
- Shower Room with WC, wash hand basin and large shower cubicle
- Gas Central Heating and Double Glazed windows throughout
- Hard wood flooring in hall and kitchen area
- Carpeted lounge area and bedroom
- Communal Garden
- Allocated Residents Parking

### Extras

- Kitchen appliances (as above)- These items are believed to be in good working order though their condition is not warranted.
- Curtains/Blinds
- Hall Mirror
- Light Fittings



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## ALLINGHAM & CO OFFICES

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134 Marchmont Road, Edinburgh EH9 1AQ  
TEL: 0131 447 9341

**COLINTON:**  
9 - 15 Bridge Road, Edinburgh EH13 0LH  
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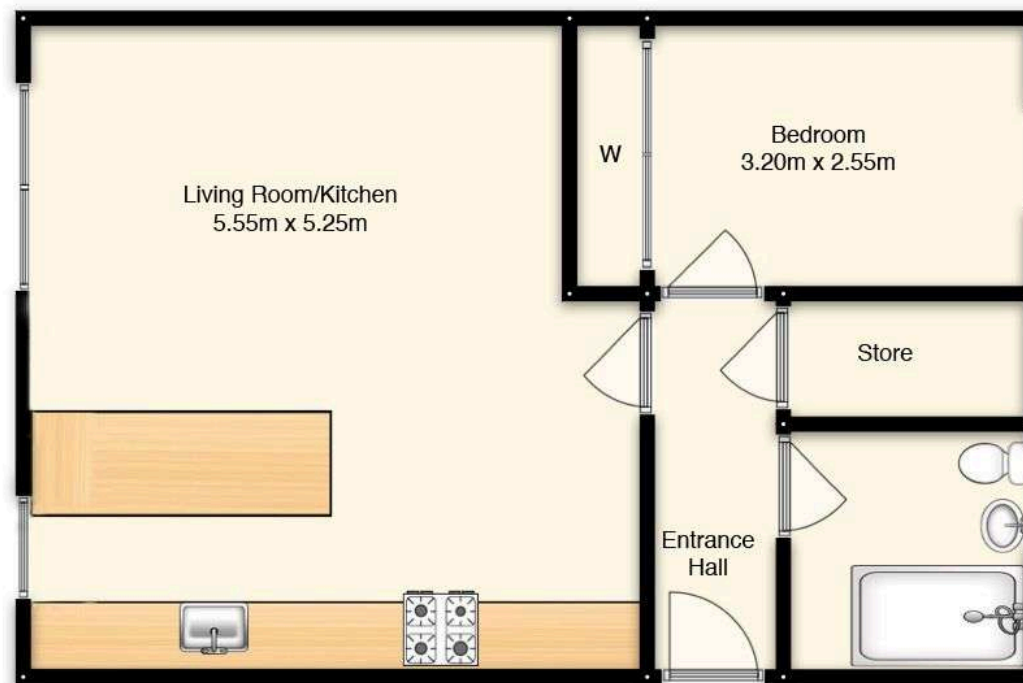
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Fax Property – 0131 452 9383  
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DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
46.5m<sup>2</sup>

