



Location

This four bedroomed semi- detached house is situated in the popular South Gyle area, which lies to the north of the city centre. The property offers an excellent opportunity for a range of buyers such as families, first-time buyers and professionals.

The property is perfectly positioned for access to an excellent range of amenities such as the nearby Gyle complex, including a large M&S and Morrisons. Further shops, banking, postal services and restaurants can be found at nearby Corstorphine, and Hermiston Gait Retail Park is just a short drive away.

This makes the house conveniently placed for professionals working at the Edinburgh Business Park. It is also served by a range of transport links operating to and from the city centre including tram, bus and rail services with the city bypass, main motorway networks and airport.

The area enjoys excellent local schooling at all levels, together with plenty of leisure and recreational facilities. Options nearby include local parks, Edinburgh Zoo, various health clubs and green spaces for walking such as Corstorphine Hill and The Water of Leith.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Livingroom

Dining room

Four well proportioned bedrooms

Kitchen with gas hob and oven: these items are believed to be in good working order though their condition is not warranted

Bathroom with shower, WC and wash basin

Extras features

Single car garage

Driveway

Gardens to front and rear

Double glazing

Gas central heating

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.



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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
House 88m²
Garage 12m²

