





GIBSONKERR

Personal, Family Law & Property

Nestled in the popular South Gyle area and enjoying a private enclosed rear garden, this appealing terraced house offers a wonderful combination of outdoor space and stylish modern interiors. The garden provides a safe and versatile setting with a lawn for children to play on, a seating area for relaxing, and a practical drying area. Inside, the home is well presented in contemporary neutral tones, featuring a generous living room, a modern dining kitchen with direct garden access, and two spacious double bedrooms, both with built-in wardrobes. Ideal for first-time buyers, young families, professionals, downsizers, and investors, this move-in-ready home also benefits from residents' parking, gas central heating, and double glazing.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Appealing terraced house
- Situated in South Gyle
- Well-presented modern interiors throughout
- Inviting hall with stairwell
- Generous living room with
- Modern dining kitchen with garden access
- Landing with storage
- Spacious main bedroom with wardrobe
- Flexible second double bedroom with wardrobe
- Modern 3pc shower room
- Private enclosed rear garden with seating and shed
- Residents' parking
- Gas central heating and double glazing
- EPC Rating - C



Floorplan

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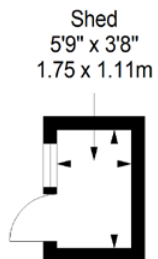
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DISCLAIMER

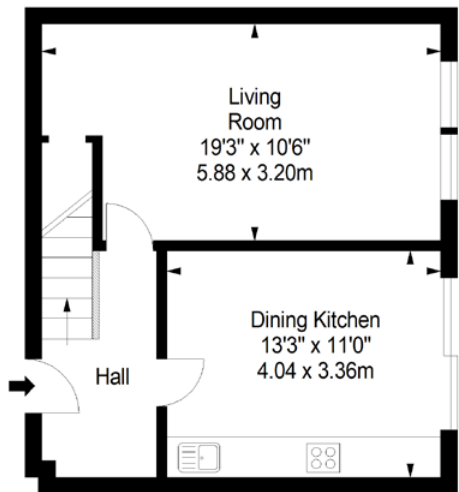
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



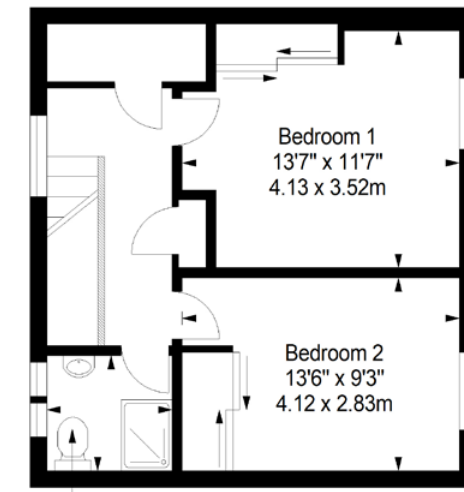
Shed
Approx. 1.9 sq. metres (20.5 sq. feet)



Ground Floor
Approx. 39.5 sq. metres (425.2 sq. feet)



First Floor
Approx. 40.1 sq. metres (431.6 sq. feet)



Shower Room
6'1" x 5'8"
1.85 x 1.72m

Total area: approx. 79.6 sq. metres (856.8 sq. feet)