



138 Gyle Park Gardens, Edinburgh, EH12 8NU

Light and Immaculately Presented, Two-Bedroom Upper Villa with Gardens

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Property Description

Light and immaculately presented, this two-bedroom upper villa with gardens is positioned in a desirable leafy cul-de-sac with a central green. Conveniently located in the highly sought-after Corstorphine area, west of Edinburgh city centre.

Comprises an entrance hall and stairway, hall, living/dining room, kitchen, two double bedrooms, and a bathroom.

Tastefully finished throughout and ready-to-move-in, highlights include a quality fully integrated fitted kitchen, a luxury bathroom, and contemporary lighting. Additionally, it features upgraded internal and external doors, modern gas central heating, double glazing and good storage provision, including an attic.

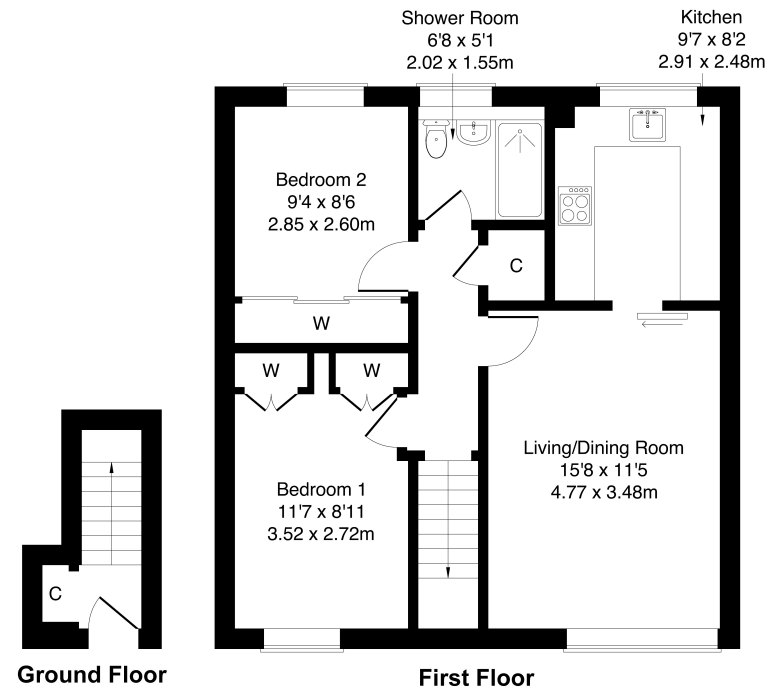
Externally, there is low-maintenance landscaping to the front, whilst to the rear is an enclosed and secluded patio garden.

Welcoming you into the property, stairs lead you to the first floor, providing access throughout the home. The living/dining room has been finished with tasteful decor throughout and benefits from carpeted flooring, creating a warm and inviting space. Just off the living room is the kitchen, finished to a high standard with sleek countertops and a stylish splashback, along with a stainless steel sink with drainer, integrated oven and electric hob with canopy above, washing machine, dishwasher, microwave and fridge/freezer.

Bedrooms one and two are both finished with contemporary carpeting, matching throughout the hallway and creating a warm and comfortable environment. Both rooms also benefit from wardrobes, ideal for additional storage. Finishing this beautiful home is the fully tiled family shower room, finished to a modern standard with a three-piece suite and a walk-in shower.



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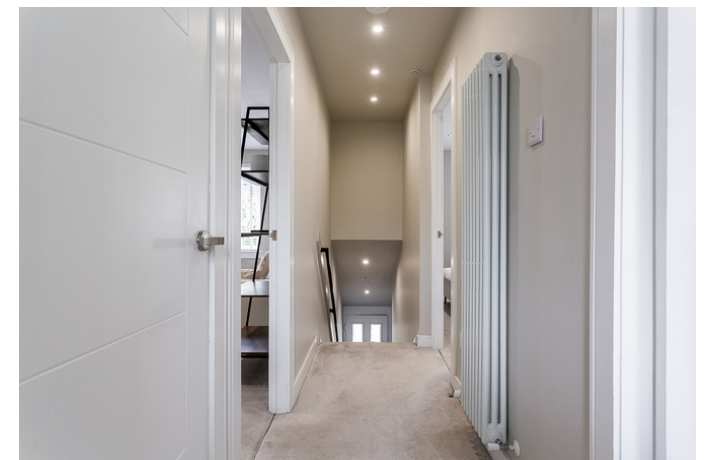


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Corstorphine is a highly desirable and well-established residential area, centred around a historic village hub and offering a broad mix of housing styles. Its sought-after west-of-city location provides swift access to the city centre, the city bypass, and key destinations including The Gyle and Gogarburn. A wide range of local amenities can be found along St. John's Road, with independent retailers, cafes, and restaurants, while also being complemented by larger retail options at a 24-hour Tesco superstore, Hermiston Gait Retail Park, and The Gyle Shopping Centre, all within proximity. The

area is rich in green spaces, including several family-friendly parks and the scenic woodlands of Corstorphine Hill. Local leisure facilities include a David Lloyd Club, various golf courses, and the popular Edinburgh Zoo. Corstorphine is well served by frequent public transport links and benefits from a strong selection of highly regarded schools and nurseries at all levels.





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