



57 North Gyle Grove, Edinburgh, EH12 8LF

This attractive and extended three-bedroom chalet-style semi-detached villa enjoys a peaceful residential setting in the popular North Gyle area of Corstorphine. Offering flexible accommodation arranged over two levels, the property benefits from private front and rear gardens, a monoblocked driveway and a detached single garage.

The house has been well maintained and features a modern fitted kitchen, a contemporary bathroom, gas central heating and double glazing. Its versatile layout includes a generously proportioned ground-floor bedroom, with two further bedrooms upstairs.

The accommodation comprises:

- Welcoming entrance hall with a cupboard housing the boiler and useful understair storage
 - Modern, well-equipped kitchen fitted with a range of contemporary units, oak-effect worktops and matching splashbacks. Appliances include a gas hob with extractor hood, double oven, fridge, freezer and washing machine
 - Bright and spacious living/dining room featuring an electric fire with oak surround and French doors opening directly onto the rear garden
 - Generous ground-floor double bedroom with laminate floor
- Contemporary, fully tiled bathroom comprising a bath with Mira electric shower, WC and wash hand basin set within a vanity unit



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Upper landing with a shelved storage cupboard
- Bright double bedroom enjoying a westerly aspect and dormer window
- Further bedroom with dormer window and useful eaves storage

Exterior

The property enjoys private gardens to both the front and rear. The enclosed west-facing rear garden benefits from an abundance of afternoon and evening sunshine and is principally laid to lawn, with a patio providing an ideal space for outdoor dining and relaxation.

A monoblocked driveway provides convenient off-street parking and leads to a detached single garage.

Location

Situated approximately three miles west of Edinburgh city centre, Corstorphine remains one of the capital's most desirable residential locations, renowned for its excellent amenities, well-regarded schooling and superb transport connections.

A wide range of everyday shops, cafés and services can be found nearby on St John's Road, while Tesco Extra, Lidl and The Gyle Shopping Centre are all within easy reach. Recreational facilities include Drum Brae Leisure Centre, David Lloyd Edinburgh and the extensive woodland walks and open green spaces of Corstorphine Hill.

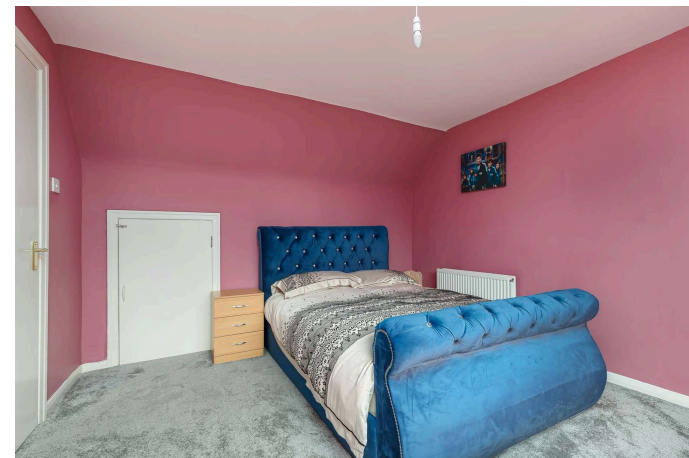
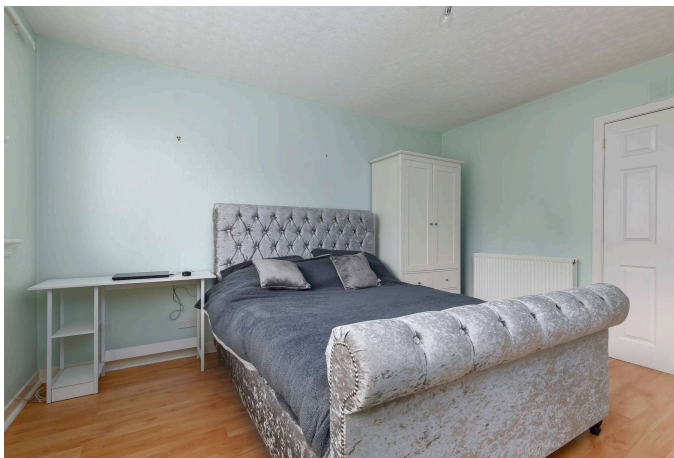
The property is particularly well placed for commuters, offering swift access to Edinburgh Airport, the City Bypass and Scotland's motorway network. Regular bus services provide convenient connections to the city centre and surrounding areas.

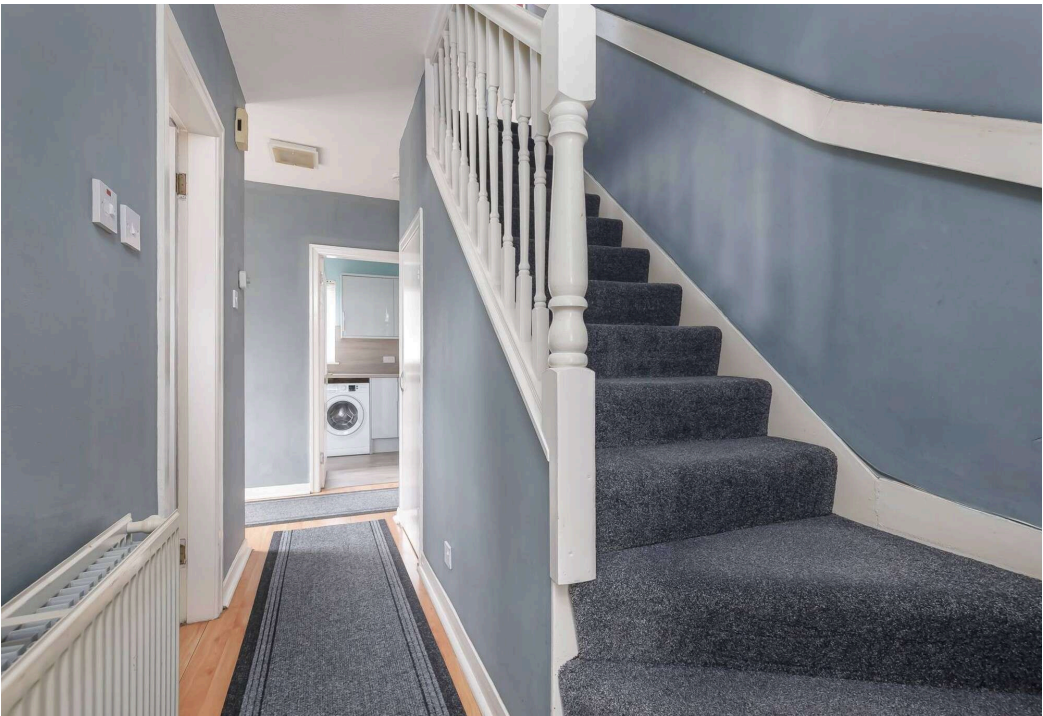
The property lies within the catchment areas for Corstorphine Primary School and Craigmount High School.

Fixtures and Fittings

All fitted floor coverings, kitchen appliances and window blinds are included in the sale.

Council tax band - E







**North Gyle Grove,
Edinburgh,
Midlothian, EH12 8LF**



Approx. Gross Internal Area
927 Sq Ft - 86.12 Sq M

Garage

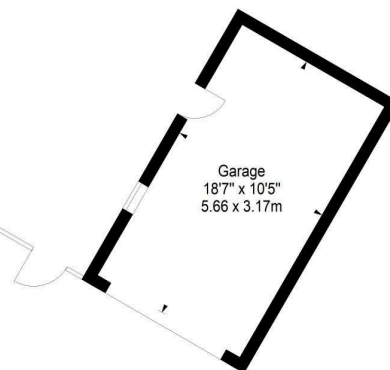
Approx. Gross Internal Area
194 Sq Ft - 18.02 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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