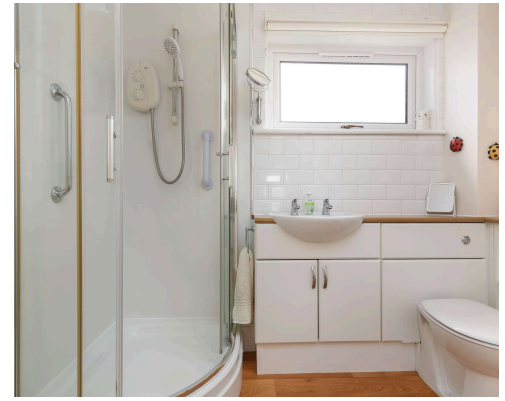


SOUTH GYLE
73 SOUTH GYLE GARDENS
EH12 7SA



EPC RATING: C

OFFERS OVER £160,000



IMMACULATLY PRESENTED ONE BED TERRACED BUNGALOW WITH BEAUTIFUL GARDEN

This wonderful property would make an ideal home for a first time buyer, retiree or downsizer, with its good sized accommodation comprising a living room with French doors to the garden, galley kitchen, bedroom with fitted wardrobes and modern bathroom. The private, south facing garden is charming with a large lawn, paved patio for sitting out and a shed, all surrounded by shrubs & trees. There are an amazing array of shopping & leisure facilities nearby, with easy access into & out of town via the excellent public transport facilities and the motorway network.

VIEWING

By appointment pls call 0131 4466850

PROPERTY DESCRIPTION

- Private entrance door to front leading to hallway with walk in store
- Large, bright living room with French doors to the rear garden, leading to
- Fully fitted kitchen/breakfast room with good range of units & appliances and space for dining
- Double bedroom
- Modern bathroom with shower cubicle, fitted vanity sink unit & wc
- Gas central heating from combi boiler located in the hallway cupboard
- Upvc double glazed windows
- Beautiful south facing private garden with large lawn, paved patio & shed, surrounded by trees & shrubs & high fencing making it nice & private
- Shared off street parking

AREA

South Gyle is a very popular area of Edinburgh which lies to the west of the city centre. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle Shopping Centre, which includes a large M&S & Morrisons. David Lloyd is also close by providing excellent leisure facilities, together with a great local bar/restaurant a few minutes' walk away. Neighbouring Corstorphine provides a further wide range of retail outlets, coffee shops, bars, restaurants, banks & high street amenities, with Hermiston Gait just a short drive away with its further range of retail units. The property is also very conveniently placed for Edinburgh Business Park & RBS at Gogarburn, together with Napier & Heriot Watt universities. Efficient tram & bus services operate into the city centre & surrounding areas. The South Gyle Train station is also 2 minutes away and the city bypass, airport & main motorway networks are also within easy reach.

EXTRAS

The blinds/curtains, light fittings, freestanding cooker, extractor fan, freestanding fridge freezer, washing machine and shed are included in the sale.

HOME REPORT VALUATION

£165,000

Lounge	12'8 x 12'6 (3.86 x 3.81m)
Kitchen/breakfast room	10'9 x 7' (3.28 x 2.13m)
Bedroom 1	12'7 x 9'10 (3.84 x 3.00m)

Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.
While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.
None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.
No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.



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