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Offers Over

£230,000

83 Gogarloch Syke

South Gyle | Edinburgh | EH12 9JD

Well-presented terraced villa with modern neutral décor throughout, a sunny predominantly south-facing rear garden and private parking, set within a popular residential development. The property is quietly positioned within a leafy cul-de-sac and offers well-planned accommodation over two levels.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Enclosed Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The spacious living room is bright and welcoming, with ample room for comfortable lounge furniture and a dining area if required. The modern kitchen is well appointed with high-gloss white wall and base units, complemented by a mix of integrated and freestanding appliances. A door provides direct access to the rear garden, creating a practical connection between the kitchen and outdoor space. There are two well-proportioned double bedrooms, both offering good space for bedroom furniture. The principal bedroom benefits from fitted wardrobes, providing useful integrated storage. The fully tiled bathroom is finished in a clean, contemporary style and comprises a white suite with shower over the bath. Further benefits include gas central heating, double glazing and useful attic space providing additional storage.

A payment of £60 per annum is an option to pay for the upkeep of the communal areas within the development, payable to Gogarloch Community Gardens



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from a private allocated parking bay together with an additional visitors' parking space. The rear garden is predominantly south facing, providing a bright and sunny outdoor area with a decked section, ideal for seating and entertaining.

Viewing

By appointment through Neilsons (0131 625 2222).





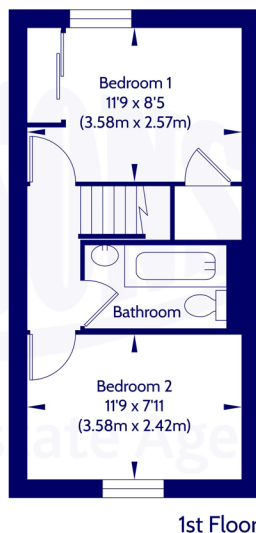
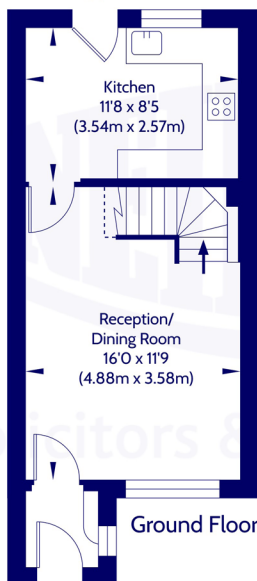
Location

Gogarloch Syke is ideally positioned in the popular South Gyle area of Edinburgh, offering an excellent balance of suburban living, everyday convenience and connectivity. The surrounding area is well suited to both young professionals and families, with a range of shops, cafés, leisure facilities and green spaces close by. The Gyle Shopping Centre provides a wide selection of high street retailers, supermarket shopping, cafés and everyday services, while Edinburgh Park and the surrounding business district are within easy reach, making the location particularly appealing to commuters. Transport links are a major advantage, with South Gyle railway station and tram services providing convenient connections towards Edinburgh city centre and beyond. The property is also well placed for the City Bypass, M8, M9 and A8, with Edinburgh Airport readily accessible. For families, the area offers a choice of local schools and access to nearby parks and open spaces, while the quiet residential setting of Gogarloch Syke provides a welcome contrast to the city-centre environment. The development itself benefits from pedestrian links towards Gogarloch Muir and the surrounding neighbourhood. Overall, the location combines the convenience of modern city living with a peaceful residential setting, making it an attractive choice for those looking for a well-connected home within easy reach of Edinburgh's employment, shopping and leisure opportunities.





Approx. Gross Internal Floor Area 56 Sq M / 598 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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