





Welcome

Welcome to South Gyle Gardens, an excellent opportunity to acquire a generously proportioned four-bedroom end of terrace house, ideally situated within the popular South Gyle area of Edinburgh. Offering well-balanced family accommodation arranged over two levels, the property would make an ideal home for growing families, first-time buyers or those seeking a spacious property within easy reach of the city.

A particular feature of the property is the private rear garden, which has been designed with a generous decked area providing an excellent space for outdoor dining, entertaining and enjoying the warmer months. The enclosed garden offers a degree of privacy and is ideal for families or those looking for a low-maintenance outdoor space. We would recommend an early viewing.

- Reception hallway
- Downstairs WC and wash hand basin
- Living room rear facing with excellent storage options
- Dining kitchen with a direct access to the rear garden
- Four double bedrooms
- Box room/office with Velux window
- Bathroom presented as a shower room
- Upper landing, linen cupboard and attic accessed by a fixed ladder
- Gas central heating
- Double glazing
- Residents and visitors parking available
- Enclosed rear garden with shed, private decked area which benefits from sunshine throughout the day







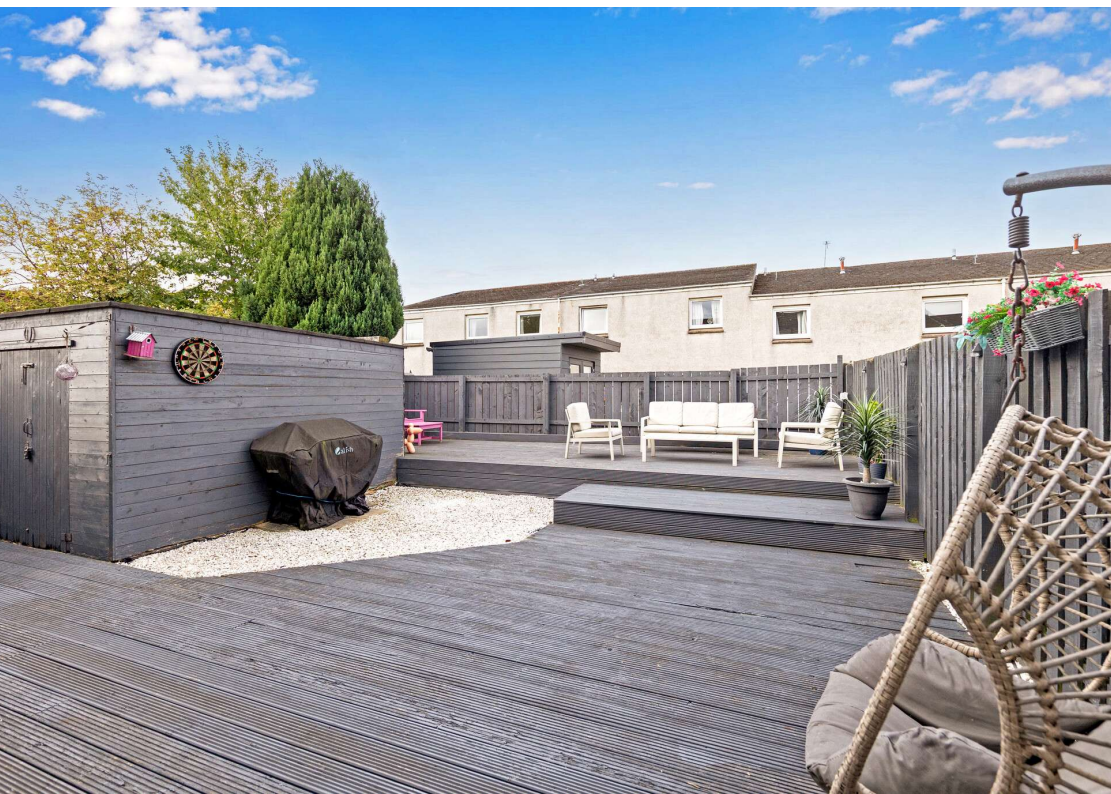
South Gyle

South Gyle Gardens is situated within a popular residential area to the west of Edinburgh and within walkable distance to South Gyle Park. The location offers an excellent balance of suburban living and convenient access to the city. The area benefits from a good range of local amenities, including shops, supermarkets, cafés and everyday services, while nearby Corstorphine provides further shopping and leisure facilities. Excellent transport links make South Gyle particularly appealing, with regular bus services providing easy access to Edinburgh city centre and surrounding areas. South Gyle railway station is also within easy reach, offering rail connections towards Edinburgh and beyond. The area is ideally positioned for access to Edinburgh Airport, the City Bypass and the central motorway network, making it a convenient location for commuters.

Extras

Included in the sale are the integrated kitchen appliances, including the dishwasher, washing machine and cooker/oven. Blinds where fitted and all fixtures & fittings.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

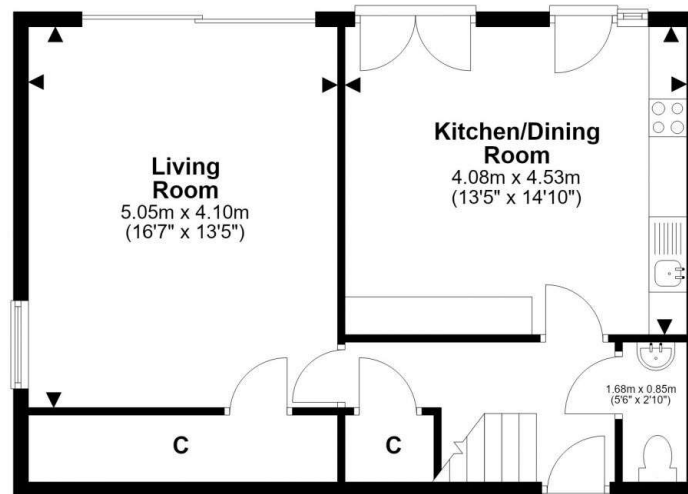
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



First Floor