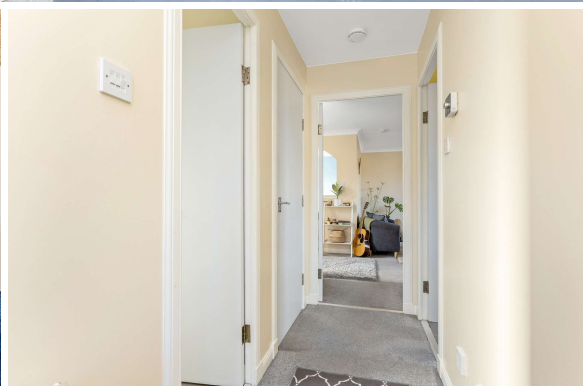
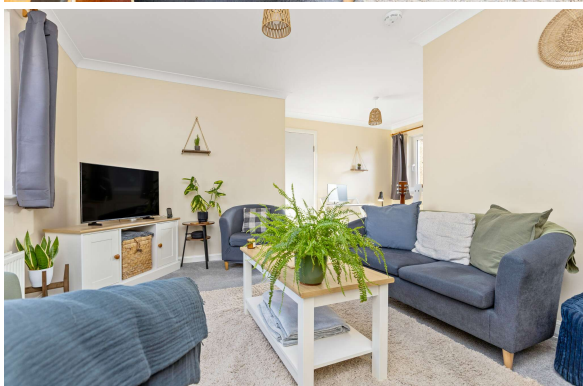




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Viewing is highly recommended to appreciate this attractively presented upper mews flat with garage, occupying a peaceful head of cul-de-sac position close to tram and train services and the excellent amenities at the Gyle Shopping Centre. This lovely flat would make an ideal starter home for a single person or couple looking for easy access into the City Centre.

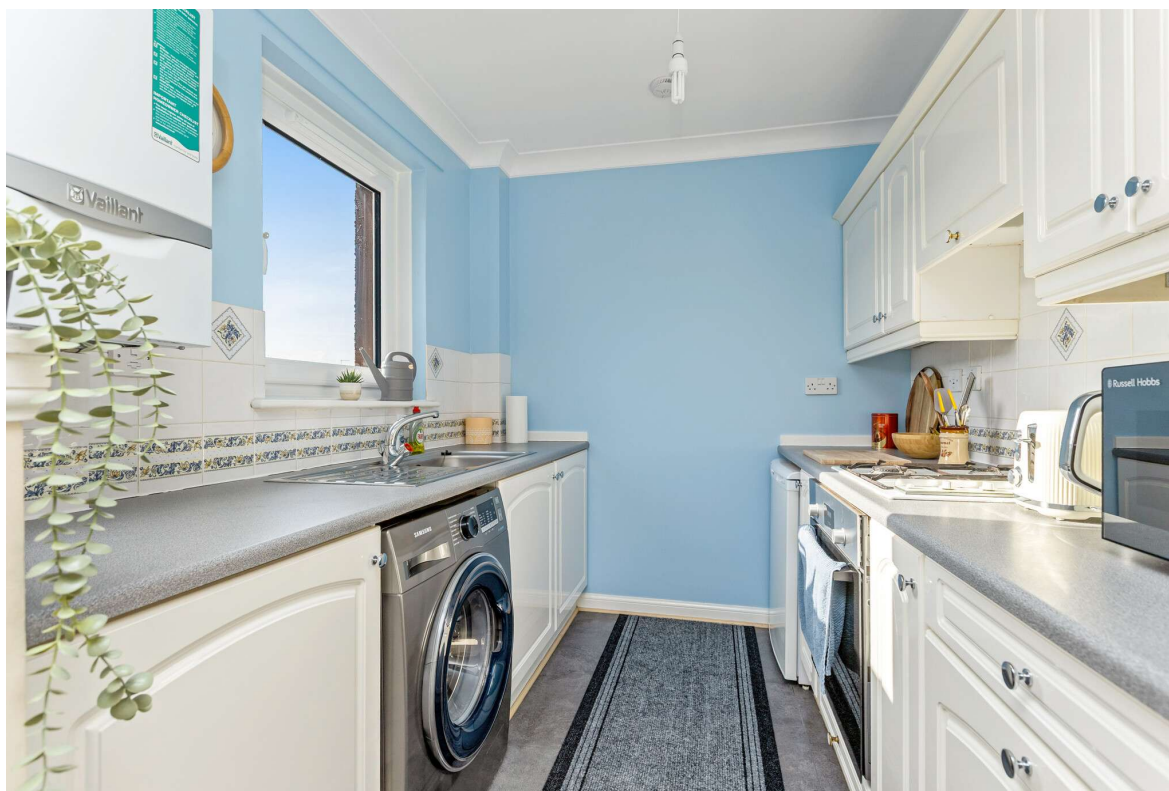
Living space and features -

- Dual aspect living/dining room benefiting from plenty of natural light and a feature fireplace (not operational)
- Part open plan fitted kitchen featuring a range of white gloss units and ample worktop space
- Double bedroom fitted with wall-to-wall mirrored wardrobe
- Bathroom with electric shower
- Hall with walk-in storage cupboard with light
- Gas central heating
- Double glazing installed in 2025
- Garage directly below flat, with light and power
- On street parking in cul-de-sac

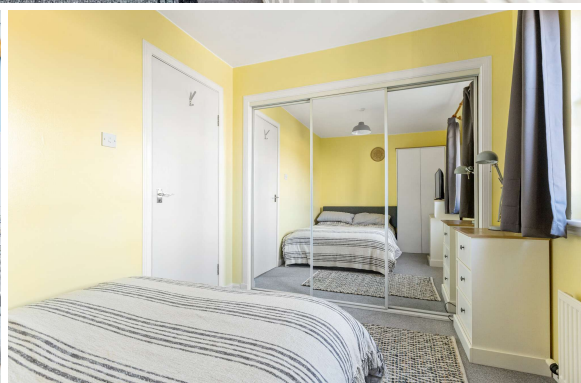
Council Tax: C , Energy Rating: D

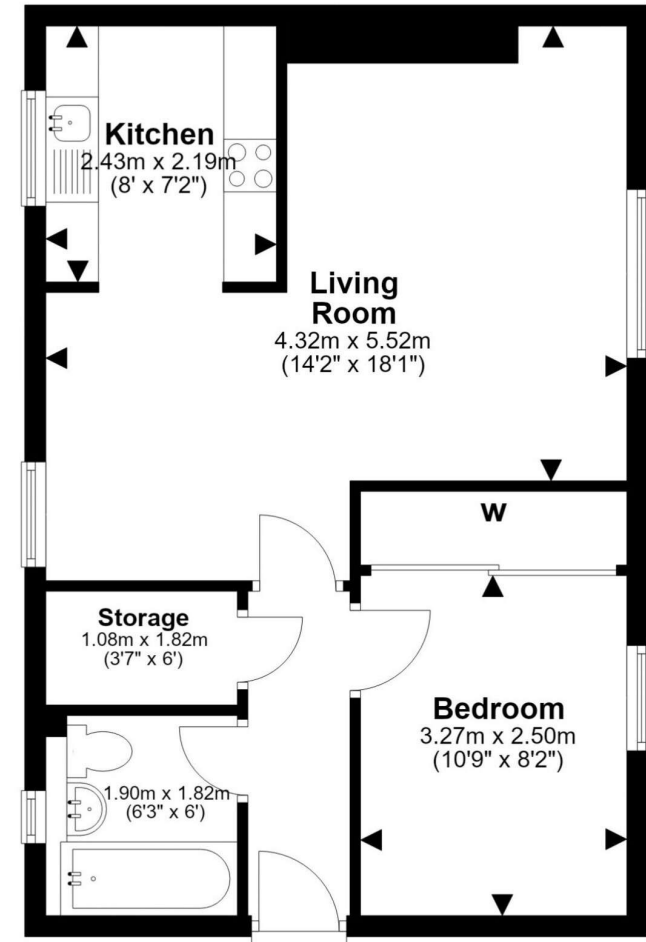
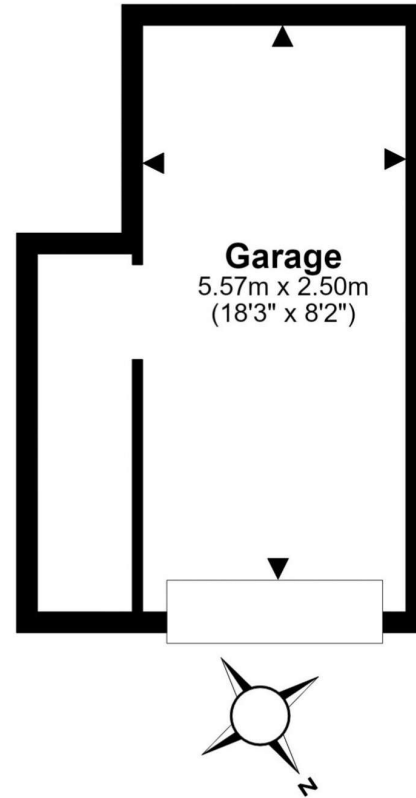
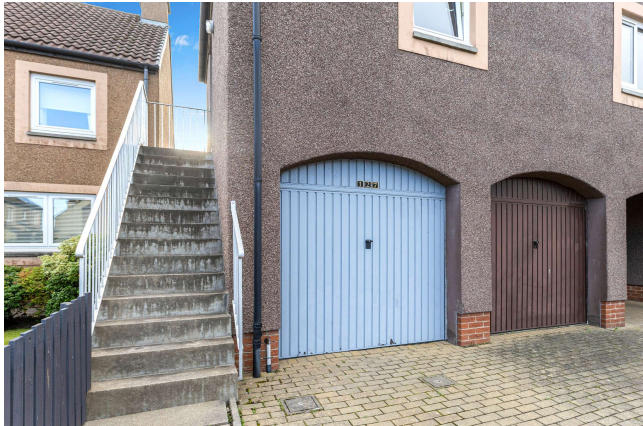
Extras: Fixtures and fittings, sofa, tub chairs, work desk, bed oven, washing machine, fridge and hive heating control linked to the boiler will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located in the highly regarded South Gyle 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 complex, which operates on a seven day a week basis and includes a large M&S and Morrisons. Further shops, banking and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also very conveniently placed for those working at the Edinburgh Business Park. Efficient tram, bus and rail services operate from the area and the city bypass, airport and main motorway networks are also within easy reach.





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.