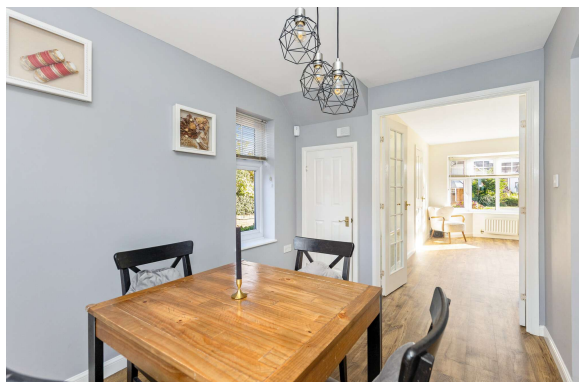




62 Gogarloch Road
SOUTH GYLE | EDINBURGH | EH12 9JA


warners
solicitors & estate agents



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Viewing is highly recommended of this exceptionally well presented end of terrace villa with fully enclosed garden and garage/drive, ideal for a family looking for a quietly tucked away position close to the excellent amenities at the Gyle and superb transport links to other areas.

Living space -

- Entrance hallway
- Bay window living room with feature backlit fireplace
- Dining room with French doors to garden
- Attractively fitted kitchen offering a good range of storage units and ample worktops space set against tiled splash-backs
- Three bedrooms, each with built-in storage space
- Fully tiled bathroom/mixer shower
- Downstairs WC

Features -

- Gas central heating
- Double glazing
- Fresh decor
- Part floored loft space

External -

- Fully enclosed rear garden including lawn and patio areas for sitting out
- Private front garden
- Long driveway
- Garage with power and light

Energy Rating C and Council Tax band E

All fixtures, fittings, integrated appliances, washing machine, dishwasher and the fire place (which is non-functional) are included in the sale.

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



The property sits within the highly regarded South Gyle area of Edinburgh, which lies to the north 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 and bus and rail services operate from the area and the city bypass, airport and main motorway networks are also within easy reach.



