



Solicitors & Estate Agents



Offers Over

£205,000

68 South Gyle Park

South Gyle | Edinburgh | EH12 9EW

Quietly situated within an established development in the popular South Gyle area, this appealing two bedroom mid terraced villa offers bright, well-proportioned accommodation with scope for the new owner to add their own style. The property also enjoys a private rear garden and garage, with excellent local amenities and transport links within easy reach.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Rear garden
-  Garage
-  EPC rating – D
-  Council tax band - C



Description

The accommodation comprises; a welcoming hallway, a bright lounge with understairs storage and sliding doors opening onto the garden, a fitted kitchen featuring a range of wall and base units with tiled splashbacks, two double bedrooms, one with a built-in wardrobe and storage cupboard, and a contemporary fully tiled shower room with a rainfall shower and white suite. Further benefits include a partially floored attic, gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Included in the sale will be the gas hob and electric oven, and garden shed.

Gardens and parking

A south facing rear garden laid to lawn with a patio area provides a peaceful place to relax and dine during the warmer months. There is a garage with an up and over door and unrestricted on street parking. It should be noted that an annual fee of approximately £90 is payable to 'South Gyle Properties' for the upkeep on the communal grounds around the development.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property forms part of an established residential development, situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day to day shopping facilities with many high street shops and services. Further amenities can be found in neighbouring Corstorphine, which offers a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Frequent bus and tram services provide quick and easy access into the city centre and the South Gyle railway station is only a short walk from the property, with links to Edinburgh's Waverley Station, Glasgow and beyond. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.

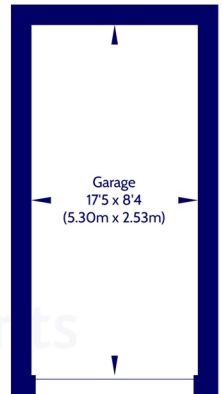
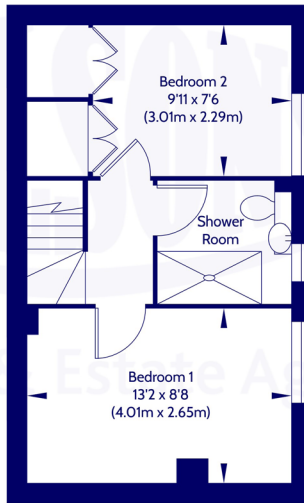
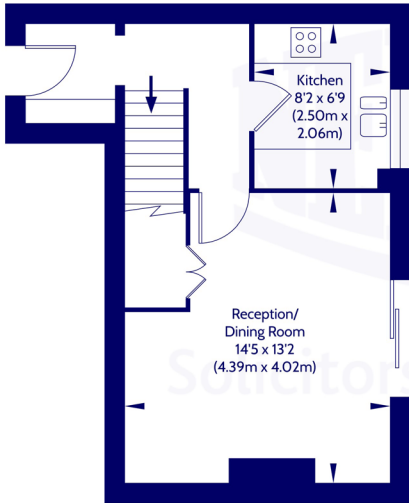




Approx. Gross Internal Floor Area 58 Sq M / 624 Sq Ft.

Ground Floor

1st Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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