



Solicitors & Estate Agents



Offers Over

£150,000

1/6 South Gyle Mains

South Gyle | Edinburgh | EH12 9HS

Peacefully situated within an established residential development, just a short walk from South Gyle railway station, this bright and attractively presented top floor (2nd) flat offers an excellent opportunity for first-time buyers seeking a comfortable, move-in ready home in a well-connected location.

-  1 Bedroom
-  1 Reception room
-  1 Shower room
-  Communal garden
-  Allocated parking space
-  EPC Band - C
-  Council Tax Band - C



Description

Enjoying a pleasant southeasterly outlook towards the Arthur's Seat and the Pentland Hills, this bright top floor flat property combines well-proportioned accommodation with fresh, modern décor and an abundance of practical storage, including exclusive access to a substantial floored attic. An allocated parking space and access to a communal garden add further appeal, whilst the excellent local amenities and swift transport connections make this an ideal base for everyday living. With Haymarket and Edinburgh Waverley accessible by train in as little as approximately 6 and 11 minutes respectively, the property is particularly well suited to those commuting into the city centre or looking to enjoy all that Edinburgh has to offer. Accessed via a shared stair with secure entryphone system, the accommodation opens into a welcoming hallway with a useful walk-in storage cupboard. The heart of the home is the generously proportioned living and dining room, a bright and versatile space offering ample room for comfortable seating, dining or home-working. The adjoining fitted kitchen is thoughtfully arranged and comes complete with an integrated oven, hob, extractor hood, undercounter fridge and freezer, with the washing machine also included in the sale. The good-sized double bedroom enjoys an attractive southerly aspect with views towards the Pentland Hills and benefits from a built-in mirrored wardrobe. A smart shower room with a modern white suite completes the accommodation. A particular highlight is the exceptional storage provision. In addition to the built-in cupboards, a hatch in the hallway with a Ramsay ladder provides exclusive access to a substantial floored attic, offering valuable additional storage space rarely found in a flat of this size. The property is presented in move-in condition, with fresh, neutral décor throughout, and further benefits from gas central heating with Hive thermostat and full double glazing.



Extras

All fitted floor coverings, light fittings and blinds will be included in the sale along with the aforementioned kitchen appliances. Items of furniture are available to be included by separate negotiaton, offering a home in true turn-key condition.

Gardens & Parking

There is a communal garden/drying green to the rear of the building, predominantly laid to lawn. An allocated residents' parking bay is provided with further unrestricted visitors parking also available.

An annual fee is payable of approximately £100 for the upkeep of the communal areas payable to South Gyle Proprietors Association.

Viewing

By appointment through Neilsons 0131 625 2222.





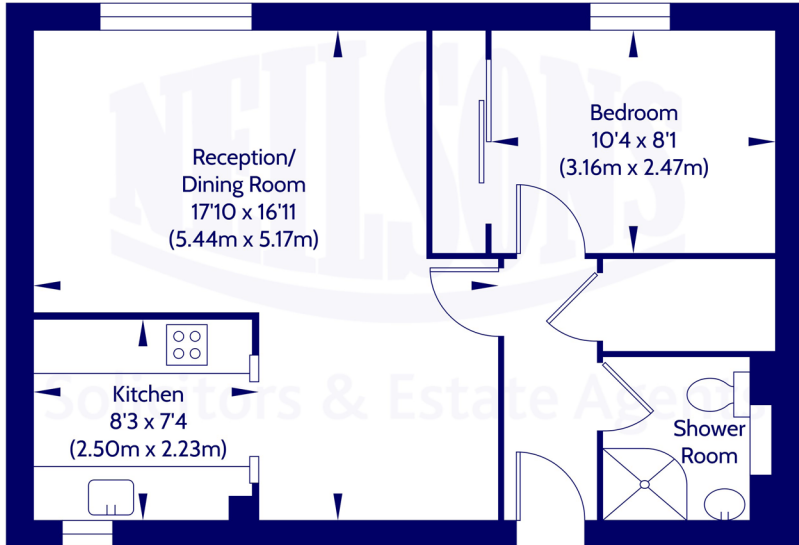
Location

The property enjoys a particularly convenient position within the popular residential area of South Gyle, to the west of Edinburgh city centre, with South Gyle railway station just a stone's throw away. Offering direct services to Haymarket and Edinburgh Waverley in as little as approximately 6 and 11 minutes respectively, this excellent rail connection makes the location especially appealing to commuters and those wishing to enjoy easy access to the city centre. South Gyle is a well-established and increasingly popular neighbourhood, ideally placed for Edinburgh Business Park and the major employment hub at Gogarburn. A wide range of shopping and everyday amenities is readily available at nearby Gyle Shopping Centre and Hermiston Gait Retail Park, whilst a pedestrian route provides convenient access to the excellent selection of independent shops, cafés, restaurants and services in neighbouring Corstorphine. The wider area continues to evolve, with an expanding choice of leisure and dining facilities, further enhanced by the approved development of the new 8,500-capacity Edinburgh Park Arena, which is set to become a major concert and entertainment venue for the capital. In addition to the outstanding rail connections, the area is well served by regular bus services and the Edinburgh Tram network, providing convenient links across the city and to Edinburgh Airport. For motorists, the nearby City Bypass, M8 and M9 offer excellent access to the wider motorway network, making this an exceptionally well-connected location for both work and leisure.



Approx. Gross Internal Floor Area 45 Sq M / 482 Sq Ft.

2nd 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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