NEILSONS

Solicitors & Estate Agents



Offers Over

£190,000

390 South Gyle Mains

South Gyle | Edinburgh | EH12 9ET

Immaculately presented throughout, this one bedroom upper villa is quietly situated within an established residential development in the popular South Gyle area. With a garage adding to its appeal, the property is also well placed for local amenities, excellent transport links and green spaces.

- 1 bedroom
- 1 public room
- 1 bathroom
- Garage
- EPC rating – D
- Council tax band - C



Description

A welcoming hallway provides access to a utility cupboard fitted with a pulley and a washing machine. Straight ahead, the bright lounge/dining room features a decorative fireplace and is semi open plan to a stylish kitchen fitted with a range of base units with wooden worktops. The double bedroom has a built in wardrobe, while a contemporary shower room with a walk in rainfall shower, white suite and heated towel rail completes the accommodation. Further benefits include an attic, gas central heating and double glazing.





Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, washing machine, and integrated undercounter fridge and dishwasher. Other furniture may be available by separate negotiation. Please note the map and black pictures in the lounge form part of the fixtures and fittings and the silver spotlights in the lounge are deactivated.



Gardens and garage

Well maintained communal grounds surround the development, while a single garage beneath the property is fitted with an up and over door, power and light. A driveway provides off street parking, with further on street parking also available.



It should be noted that an annual fee of approximately £100 is payable to 'South Gyle Properties' for the upkeep of the communal grounds around the development.

Viewing

By appointment through Neilsons (0131 625 2222).





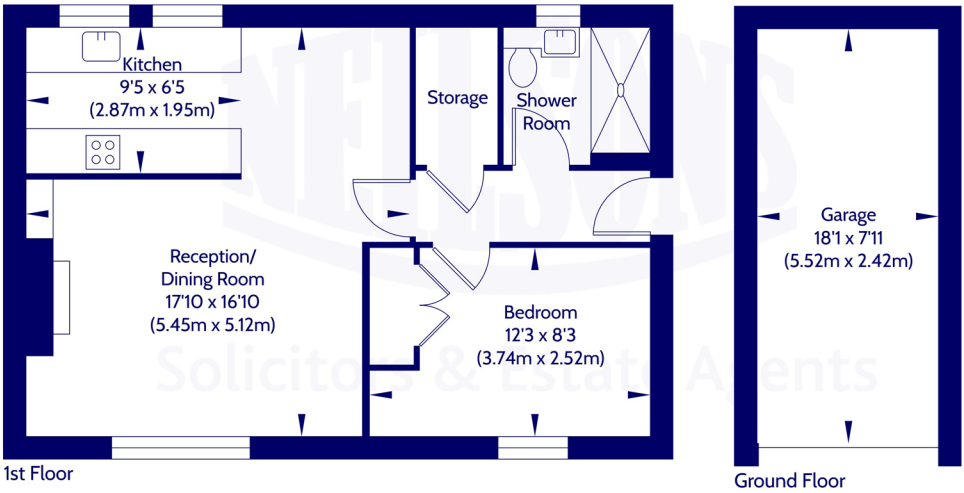
Location





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 45 Sq M / 495 Sq Ft.



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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