NEILSONS

Solicitors & Estate Agents



Offers Over

£395,000

46 Gogarloch Road

South Gyle | Edinburgh | EH12 9JA

An excellent opportunity has arisen to acquire this impressive detached family home, ideally situated within a highly sought-after residential area. Offering generous family accommodation, the property enjoys a prime position close to a wealth of local amenities and convenient transport links. Further enhancing its appeal is a generous corner plot, offering excellent potential to extend or further develop the accommodation, subject to the necessary planning permissions and consents.

- 3 Bedrooms
- 2 Public Rooms
- 1 Bathroom & WC
- Garage and Driveway
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - F



Description

The accommodation is presented over two levels and comprises a welcoming entrance hallway with useful storage cupboard and WC. The bright and spacious bay-windowed lounge features a modern electric fireplace and provides access to a generous conservatory, which in turn opens onto the rear garden. Completing the ground floor is a modern fitted kitchen incorporating a range of integrated appliances.



On the upper level, a hallway with attic access leads to three well-proportioned bedrooms. The principal bedroom and second double bedroom both benefit from fitted wardrobes, whilst the third bedroom offers a versatile room that can comfortably accommodate a single or double bed. A contemporary bathroom, fitted with a three-piece suite and shower over the bath, completes the accommodation.



Further benefits include gas central heating, with a new boiler installed in 2026, and double glazing throughout.

Extras

All fitted floor coverings and blinds will be included in the sale together with the hob, oven, integrated microwave, integrated fridge/freezer, integrated dishwasher and washing machine.



Gardens, Garage & Driveway

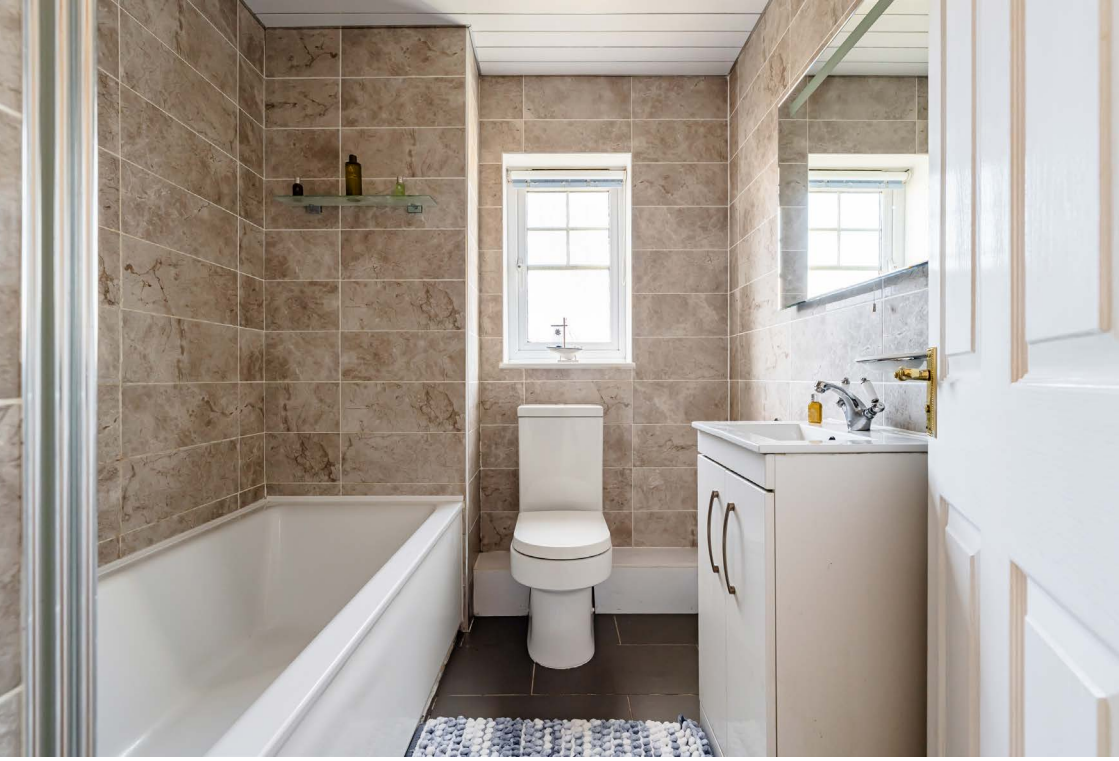
A particular feature of this property is the superb, beautifully maintained rear garden. Thoughtfully landscaped and designed for ease of maintenance, the garden incorporates attractive areas of decking, patio and lawn, providing an ideal setting for outdoor dining, relaxation and for children to play. To the front, there are also well-maintained garden grounds, whilst a driveway to the side provides convenient off-street parking and leads to the detached garage, which is fitted with an up-and-over door.



Viewing

By appointment through Neilsons (0131 625 2222).





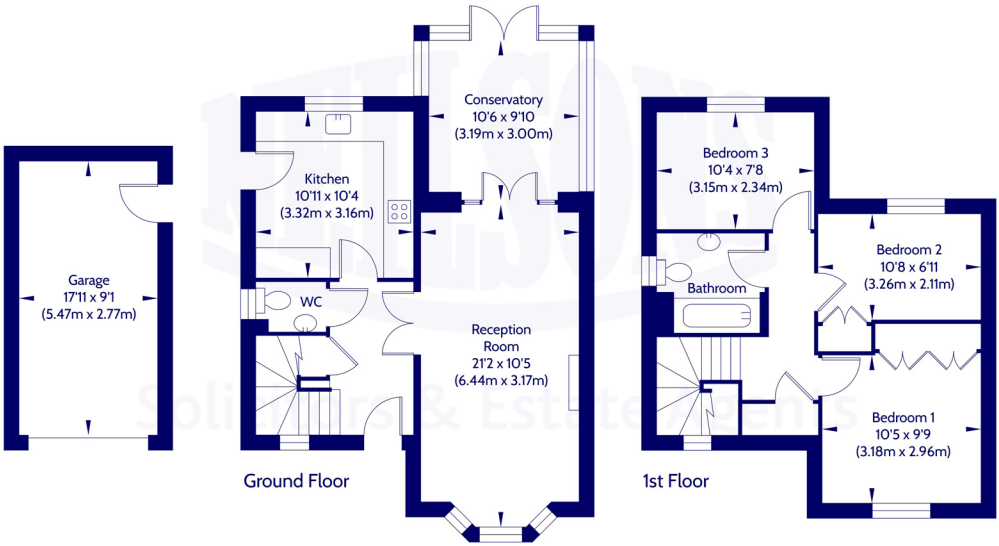
Location

The property is located in a peaceful residential cul-de-sac in the increasingly popular suburb of South Gyle, which lies to the west of Edinburgh city centre. Conveniently placed for Edinburgh Business Park and Gogarburn, an increasing array of recreational and dining facilities are joining the area, including the planned Edinburgh Arena concert venue. Close by, The Gyle Shopping Centre and Hermiston Gait offer a wide range of shops and supermarkets and a pedestrian pathway offers swift access through to the shops and services of Corstorphine. The area is very well served by local public transport by train or bus which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 90 Sq M / 973 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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