NEILSONS

Solicitors & Estate Agents



Offers Over

£175,000

26 South Gyle Park

South Gyle | Edinburgh | EH12 9EL

A fantastic opportunity has arisen to purchase this impressive, truly stunning one bedroom upper villa, situated within the ever-popular district of South Gyle, close to fantastic local amenities and commuting links. The property would undoubtably appeal to first-time buyers, young professionals or investors.

- 1 Bedroom
- 1 Public Room
- 1 Bathroom
- Allocated Parking
- Communal Gardens
- EPC Rating – C
- Council Tax Band - B



Description

The accommodation, which has been upgraded to an exceptionally high standard by the present owner, comprises a welcoming entrance vestibule leading to a hallway with a useful storage cupboard and hatch providing access to the insulated loft. There is a light and airy dual-aspect reception/dining room, an open-plan stylish modern fitted kitchen featuring quartz worktops and appliances, a well-proportioned double bedroom with fitted wardrobe, and a contemporary bathroom fitted with a three-piece suite and shower over the bath. The kitchen, bathroom, radiators and pipework were all newly fitted in 2026 and further benefits include gas central heating, double glazing and a private external understair cupboard, ideal for storing bikes and tools.





Extras

All fitted floor coverings will be included in the sale together with the hob, ovens and integrated fridge/freezer. The washing machine and other items of furniture can be made available by separate negotiations.

Gardens & Parking

The property benefits from well maintained communal garden grounds as well as an allocated parking space. There is further on-street parking in the surrounding area.

The property forms part of the South Gyle Property Association with a yearly fee applicable. This varies depending on work required in the development. This is approx. £100 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





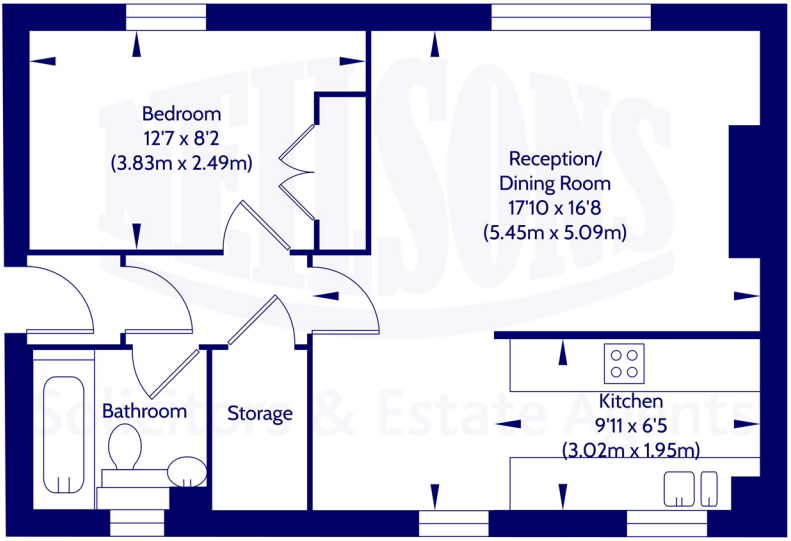




Location

Situated in an established residential development in the popular South Gyle area of the city within easy reach of work and retail pursuits. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre providing excellent day-to-day shopping requirement including many high street named shops and services. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre with the close by South Gyle tram stop and Edinburgh Park and South Gyle train stations.

Approx. Gross Internal Floor Area 45 Sq M / 486 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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 floor plan and further information.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year