



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**51 South Gyle Park**

EDINBURGH, EH12 9EW

# LOCATION

EH12 9EW

The property is situated in the north-west district of Edinburgh ideally placed for local shopping, transport, educational, recreational and business facilities. There are excellent bus services within walking distance of the property which will take you east into the city centre and beyond or west to Edinburgh Airport and the outskirts.

Local shopping can be found close by at the Gyle Shopping Centre with its major high street outlets namely Marks & Spencers and Morrisons to name but a few and here you will find everything for all your monthly requirements. Local state and private schools are also a short distance from the property as is a wide range of recreational facilities.

The Edinburgh City Bypass is within a few minutes drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

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IN EDINBURGH'S  
POPULAR AREA  
OF CORSTORPHINE.



THE GYLE

# 51, SOUTH GYLE PARK

McEwan Fraser Legal is delighted to present to the market this desirable two bedroom terraced property in the sought after area of South Gyle. It benefits from excellent local amenities including The Gyle Shopping Centre which is close by along with ample public transport taking you to surrounding districts and the commercial and financial heart of the city.

The property is presented to the market in excellent decorative order and would make an excellent purchase for any professionals, first-time buyers or even a Buy-to-Let investor.

The accommodation briefly consists of an entrance hall which will lead you up the stairs or into the bright and spacious lounge, along with the kitchen with a mixture of integrated and freestanding appliances. The kitchen does provide ample dining space however, the property does benefit from a large heated conservatory which makes for an excellent dining room and additional public room all year round. This leads out to a spacious garden which provides minimal maintenance.

Upstairs you will find two double bedrooms and bathroom. Both bedrooms come with built-in storage space and are good sized double rooms. Central heating along with double glazing helps to ensure a warm yet cost-effective living environment all year round. A new boiler was fitted in November 2018 and comes with a 5 year manufacturer warranty. The property also benefits from floored attic space, ideal for additional storage as well as a private parking space along with ample on-street parking.

In summary, it is anticipated to be a home of particular interest to perhaps a professional person or couple, or for investment purposes. Early viewing is highly recommended.



BEAUTIFULLY PRESENTED, SPACIOUS  
TWO BED MID TERRACED HOUSE.



# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



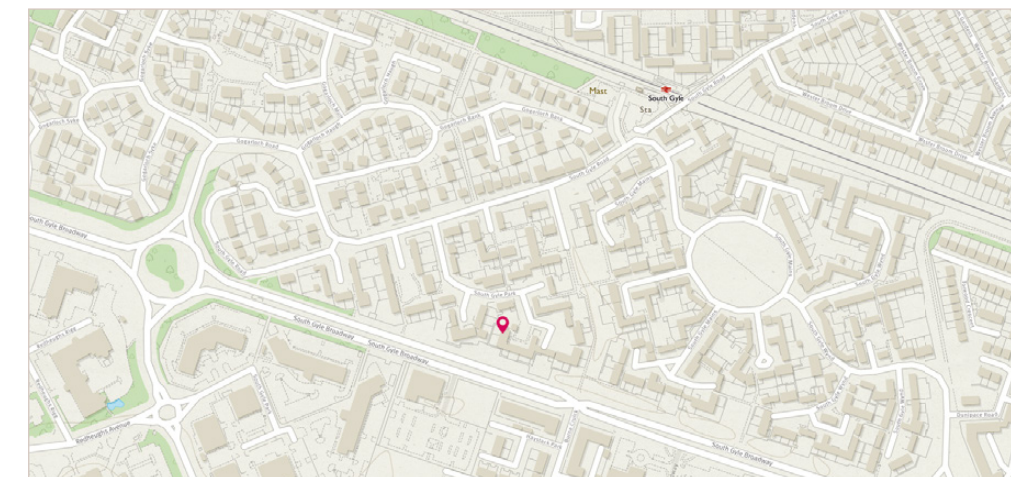
Approximate Dimensions  
(Taken from the widest point)

Living Room	4.42m (14'6") x 4.09m (13'5")
Kitchen	4.28m (14'1") x 2.49m (8'2")
Conservatory	3.60m (11'10") x 3.04m (10')
Bedroom 1	3.44m (11'3") x 2.65m (8'8")
Bedroom 2	3.13m (10'3") x 2.19m (7'2")
Bathroom	2.09m (6'10") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Furniture, fridge freezer and washing machine are available by separate negotiation



## BEDROOMS & BATHROOM



  
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**Part  
 Exchange  
 Available**

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Text and description  
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 Surveyor



Professional photography  
**ROSS MCBRIDE**  
 Photographer



Layout graphics and design  
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 Designer