

141/3 South Gyle Wynd

EDINBURGH, EH12 9EY



*One bedroom mews style flat with
garage offered CHAIN FREE*



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McEwan Fraser is delighted to present this superb one bedroom mews style flat to the market. The property enjoys a quiet cul-de-sac setting, is very well proportioned and offered to the market chain free in move-in condition. Being mews style, the property benefits from having no immediate neighbours and sits above its own large garage. Further benefits include residents parking, gas central heating and double glazing.

THE LOUNGE



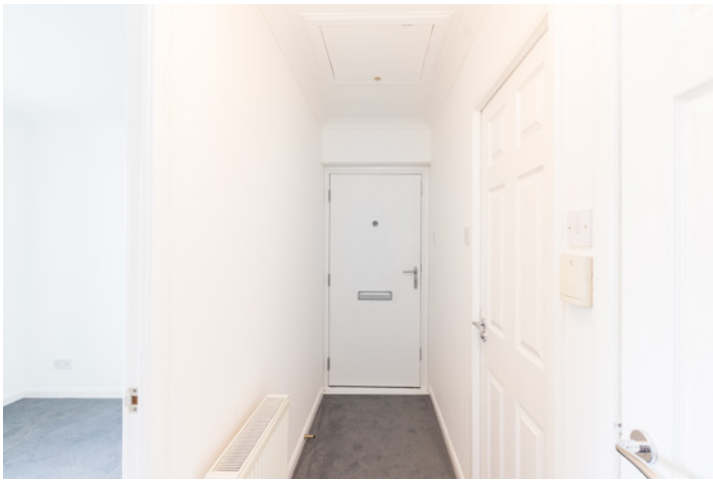
Accessed via a central hallway with storage and loft access, the internal accommodation is focused on a generous and naturally bright reception room that offers plenty of space for a variety of different furniture configurations. This will give an incoming purchaser the flexibility to create their ideal entertaining space.

THE KITCHEN



The kitchen is immediately adjacent to the lounge and comprises an extensive range of base and wall mounted units that give a tremendous amount of prep and storage space. There is also space for a breakfast table and the fitted units come with a range of integrated appliances including a fridge freezer, washing machine, gas hob and double oven.





The rear-facing double bedroom can happily accommodate a full range of free-standing bedroom furniture and further benefits from a large integrated wardrobe. Internal accommodation is completed by a tiled bathroom with three piece suite and shower over bath.

This is an ideal starter flat and early viewing is highly recommended.

THE BEDROOM



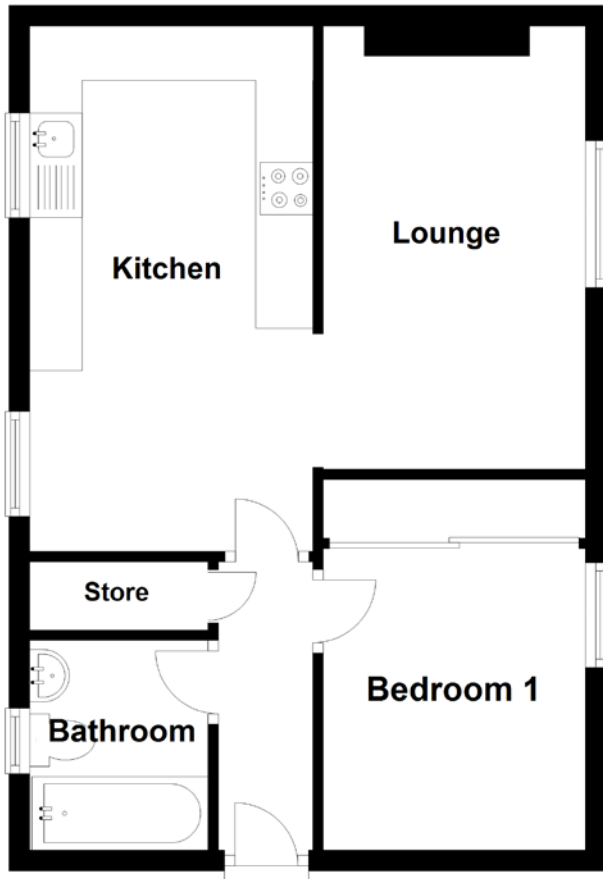
THE BEDROOM



THE EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

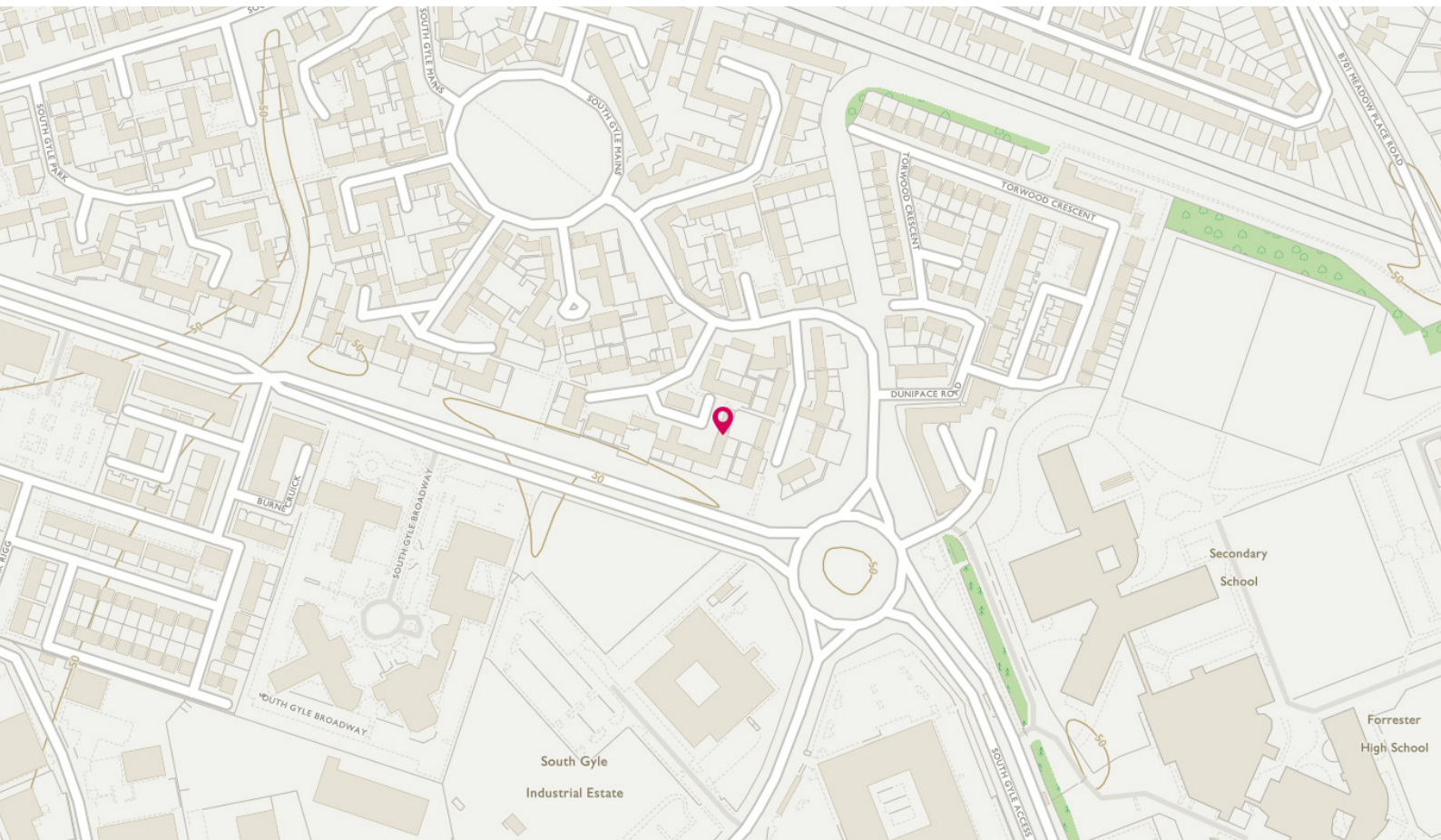


Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 2.70m (8'10")
Kitchen	5.01m (16'5") x 2.70m (8'10")
Bedroom	3.20m (10'6") x 2.50m (8'2")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 45m²

EPC Rating: C



THE LOCATION

The property is situated in the north-west district of Edinburgh ideally placed for local shopping, transport, educational, recreational and business facilities.

There is an excellent bus service locally which will take you east into the city centre and beyond or west to Edinburgh Airport and the outskirts, there is also South Gyle train station and Edinburgh Park and Gyle Centre tram stops which are within walking distance of the property.





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.

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.

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