

Flat 3, 47 South Gyle Broadway

SOUTH GYLE, EDINBURGH, EH12 9LR



*Two-bedroom flat in South Gyle in walk-in condition,
an excellent opportunity for first-time buyers*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in South Gyle. The property is in walk-in condition, an excellent opportunity for first-time buyers. Convenient access to trains, trams and busses with links to the city centre and airport.

THE KITCHEN/LIVING ROOM



Inside, the property comprises a modern open-plan living, kitchen, and dining area with tasteful neutral decor. The kitchen benefits from built-in appliances, a dishwasher, washer/dryer, ample storage and worktop space.





There are two double bedrooms, and bedroom 1 has fitted wardrobes providing ample storage and an en-suite. The en-suite comes complete with a free-standing shower. The main bathroom is partially tiled with a modern finish and is complete with a three-piece suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2

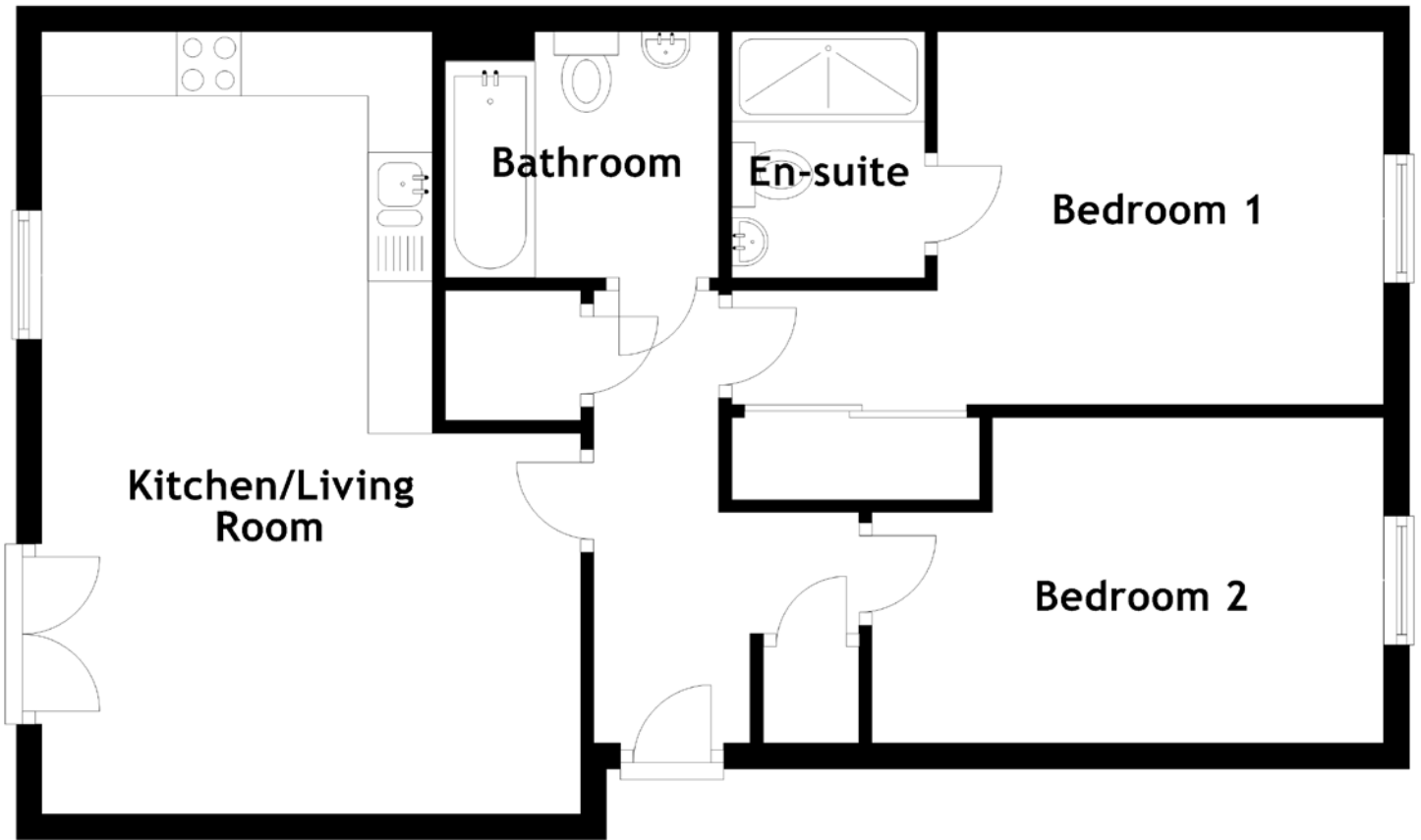


In addition, the property includes a non-allocated bay parking for residents.
This is a rare opportunity to acquire a modern flat in a fantastic location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

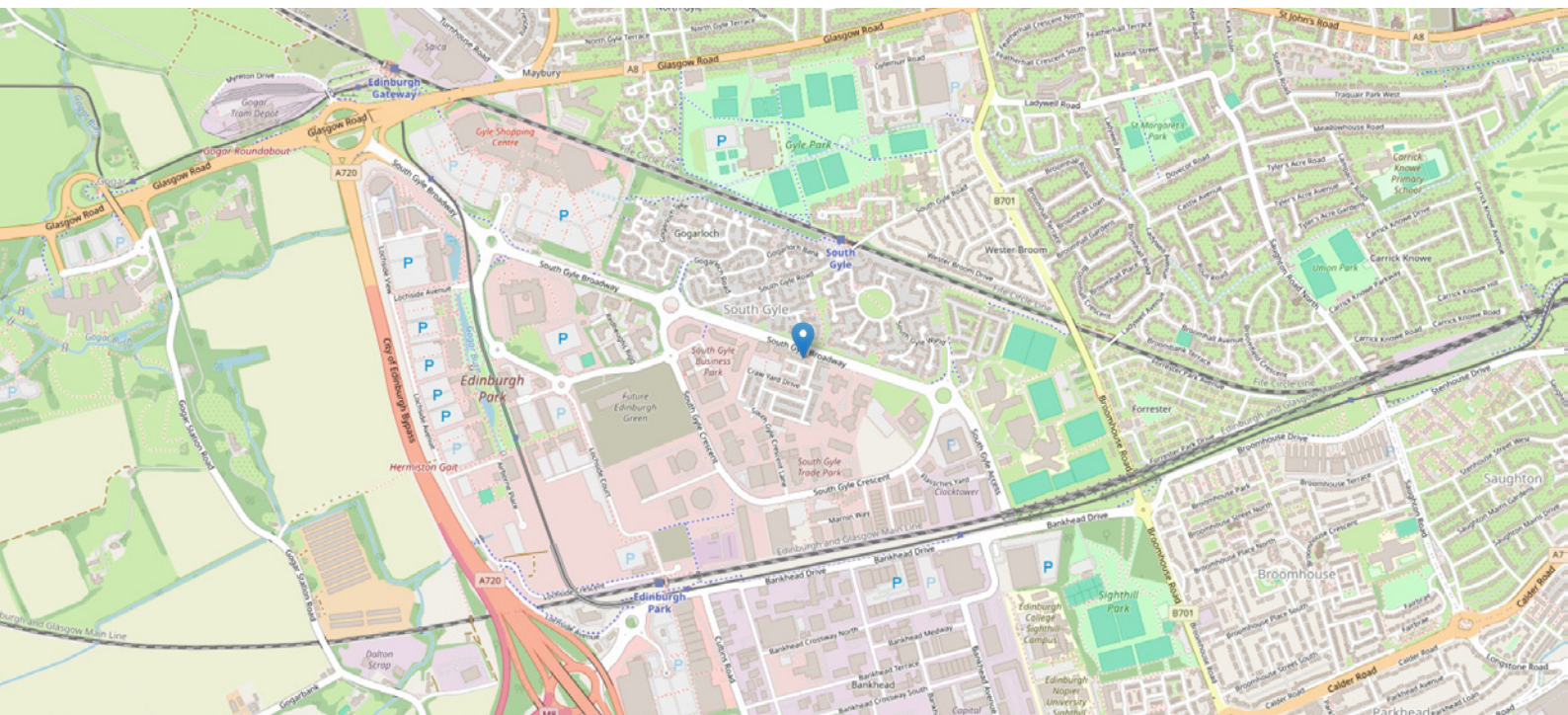


Approximate Dimensions
(Taken from the widest point)

Kitchen/Living Room 6.08m (19'11") x 4.19m (13'9")
Bathroom 2.13m (7') x 1.91m (6'3")

Bedroom 1 4.97m (16'3") x 2.90m (9'6")
En-suite 1.91m (6'3") x 1.50m (4'11")
Bedroom 2 3.98m (13'1") x 2.53m (8'4")

Gross internal floor area (m²): 62m² | EPC Rating: B



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 are also 4 tram stops within walking distance of the property, with Bankhead being the closest.





The Edinburgh City Bypass is within a few minute's 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 and Spencer 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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Part
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