

Flat 19,1 Gylemuir Lane

EDINBURGH, EH12 7FE



*A BEAUTIFULLY PRESENTED ONE-BEDROOM APARTMENT
WITHIN AN EXCLUSIVE MODERN DEVELOPMENT*



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Set within an impressive, architecturally designed development finished to an excellent specification, this outstanding apartment offers stylish, energy-efficient living with a real sense of quality throughout. From the beautifully maintained communal entrance, complete with lift access, to the thoughtfully designed interiors, every aspect of the development has been carefully considered to create an elegant and welcoming home.

The heart of the home is the superb open-plan living, dining and kitchen space, designed with both entertaining and everyday living in mind. A large picture window floods the room with natural light, enhancing the bright and spacious feel. The contemporary kitchen is finished in a sleek, modern style and features integrated appliances together with a stylish breakfast bar that subtly defines the kitchen from the living area while maintaining the sociable open-plan layout.

The Property

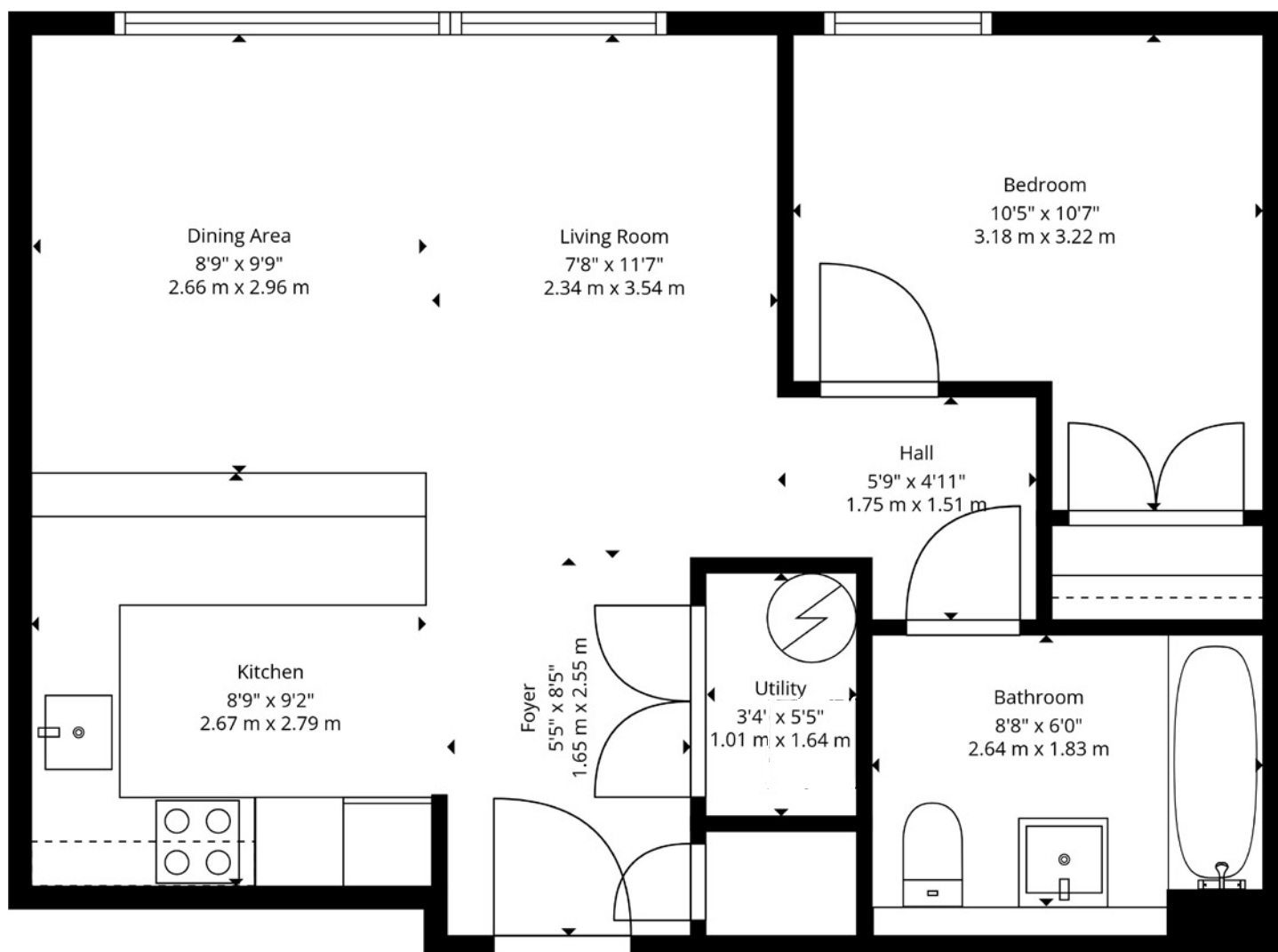




The double bedroom provides excellent proportions and ample space for additional furnishings, creating a comfortable and relaxing sanctuary. The beautifully appointed bathroom has been finished to a high standard with elegant full-height tiling and a contemporary suite incorporating an integrated bath with shower.







Gross internal floor area (m²): 52m²

EPC Rating: B



Further benefits include an energy-efficient air source heat pump heating system, lift access to all floors, secure entry, well-maintained communal areas and attractive shared landscaped gardens.

The property enjoys an enviable position, tucked away from passing traffic and overlooking beautifully landscaped residents' gardens, providing a tranquil retreat while remaining within easy walking distance of an outstanding range of local amenities. Murrayfield Stadium, David Lloyd Health Club, excellent supermarkets, cafés and everyday conveniences are all close at hand, while frequent public transport links provide swift access to Edinburgh City Centre, Edinburgh Park, the Gyle Business District and Edinburgh Airport.

Offering the perfect balance of modern luxury, energy efficiency, peaceful surroundings and outstanding connectivity, this exceptional apartment will appeal to first-time buyers, professionals, downsizers and investors alike. Early viewing is highly recommended to appreciate the quality of accommodation and enviable lifestyle on offer.

The Property

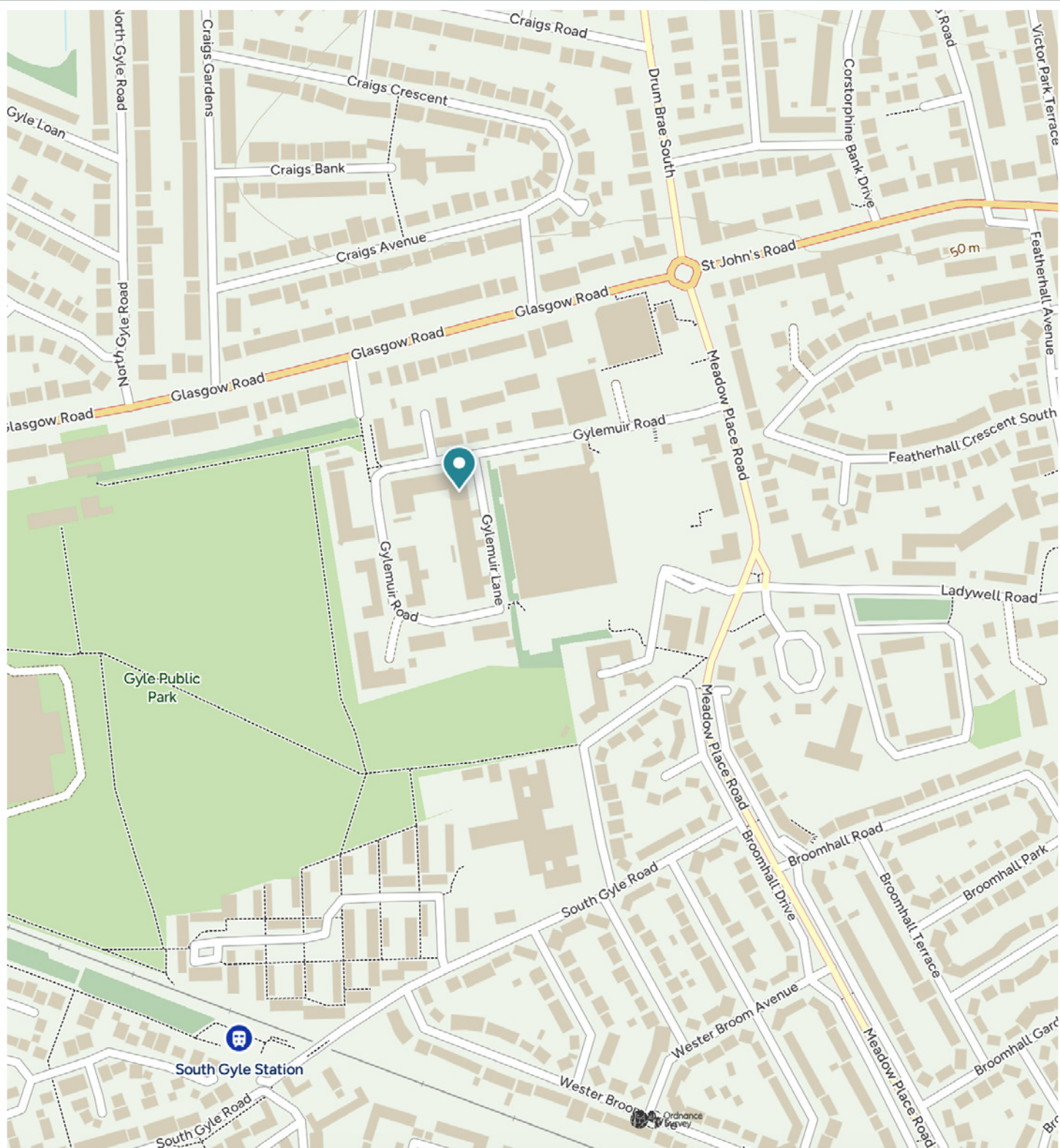




Situated on the western edge of sought-after Corstorphine, Gylemuir Road combines peaceful residential living with exceptional convenience. The area is popular with professionals, first-time buyers, and downsizers thanks to its excellent amenities and outstanding transport connections. Within a short walk are supermarkets including Tesco Extra at The Gyle and Sainsbury's, along with cafés, restaurants, and everyday shopping. David Lloyd Edinburgh offers premium health and leisure facilities nearby, while Corstorphine Hill Nature Reserve provides scenic woodland walks and city views.

Murrayfield Stadium is close by for sports and entertainment. The Gyle Shopping Centre and Edinburgh Park are minutes away, appealing particularly to those working in Edinburgh's business district. Public transport is exceptionally well served, with regular buses and nearby Edinburgh Gateway and Gyle Centre tram stops providing quick access to the City Centre, Haymarket, Edinburgh Airport, and beyond. The City Bypass, M8, M9, and Queensferry Crossing are easily accessible for commuting across Edinburgh and central Scotland. Despite its excellent connectivity, the property enjoys a quiet setting overlooking attractive landscaped gardens, creating a peaceful retreat in one of the capital's most convenient neighbourhoods.

The Location



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Part
Exchange
Available



Text and description
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Layout graphics and design
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