

46/2 North Gyle Grove

EDINBURGH, EH12 8LF



*Spacious Three Bedroom Ground Floor Flat in
Edinburgh's Popular Corstorphine*



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McEwan Fraser Legal is delighted to present this three-bedroom ground floor flat in Corstorphine. The property is in walk-in condition.

THE LOUNGE/DINER



“

whilst
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”

THE KITCHEN



Internally, the property comprises of:

- Fully equipped kitchen which is modern in its condition and comes fitted with fan oven electric hob and integrated white goods. The kitchen also features spotlights in the kick plate.
- Spacious living/dining area with front to back windows that flood the property with daylight, whilst benefitting from the windows at either side there is also a balcony at one end. This room could be configured in various ways to suit any buyers preference.
- Three bedrooms of which two have integrated wardrobes and the third has more than adequate space for free standing furniture.
- The flat benefits from a modernised bathroom which has recently been upgraded and comes fitted with a shower over the bath which is mains water pressure and the bathroom is presented fully tiled.





BEDROOM 1





BEDROOM 2 & 3



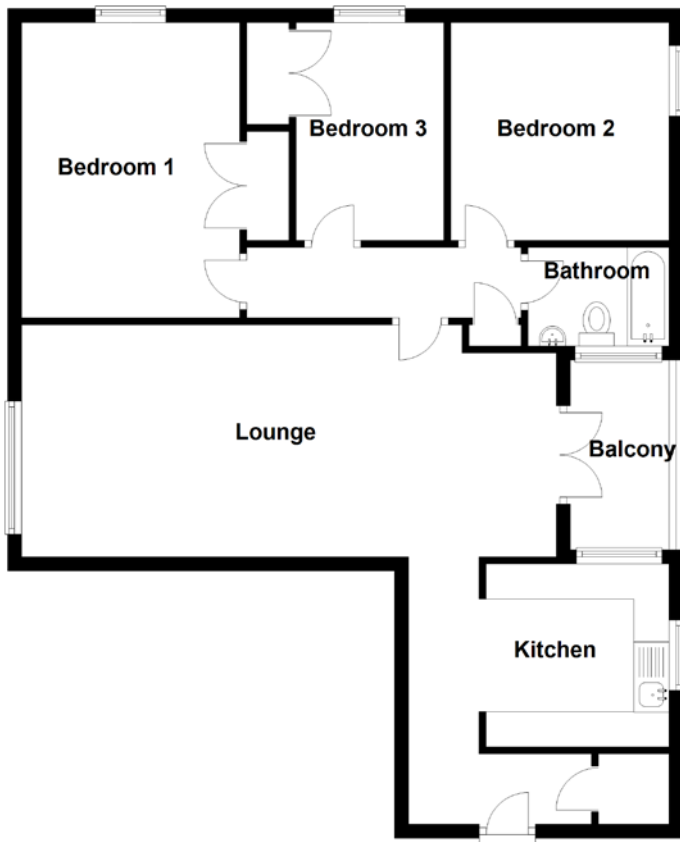
THE BATHROOM



In addition to this, the property benefits from, double glazed windows, central heating and a carport parking space numbered for each property. in addition to this there is more than adequate on-street parking for residents and visitors alike.



FLOOR PLAN, DIMENSIONS & MAP

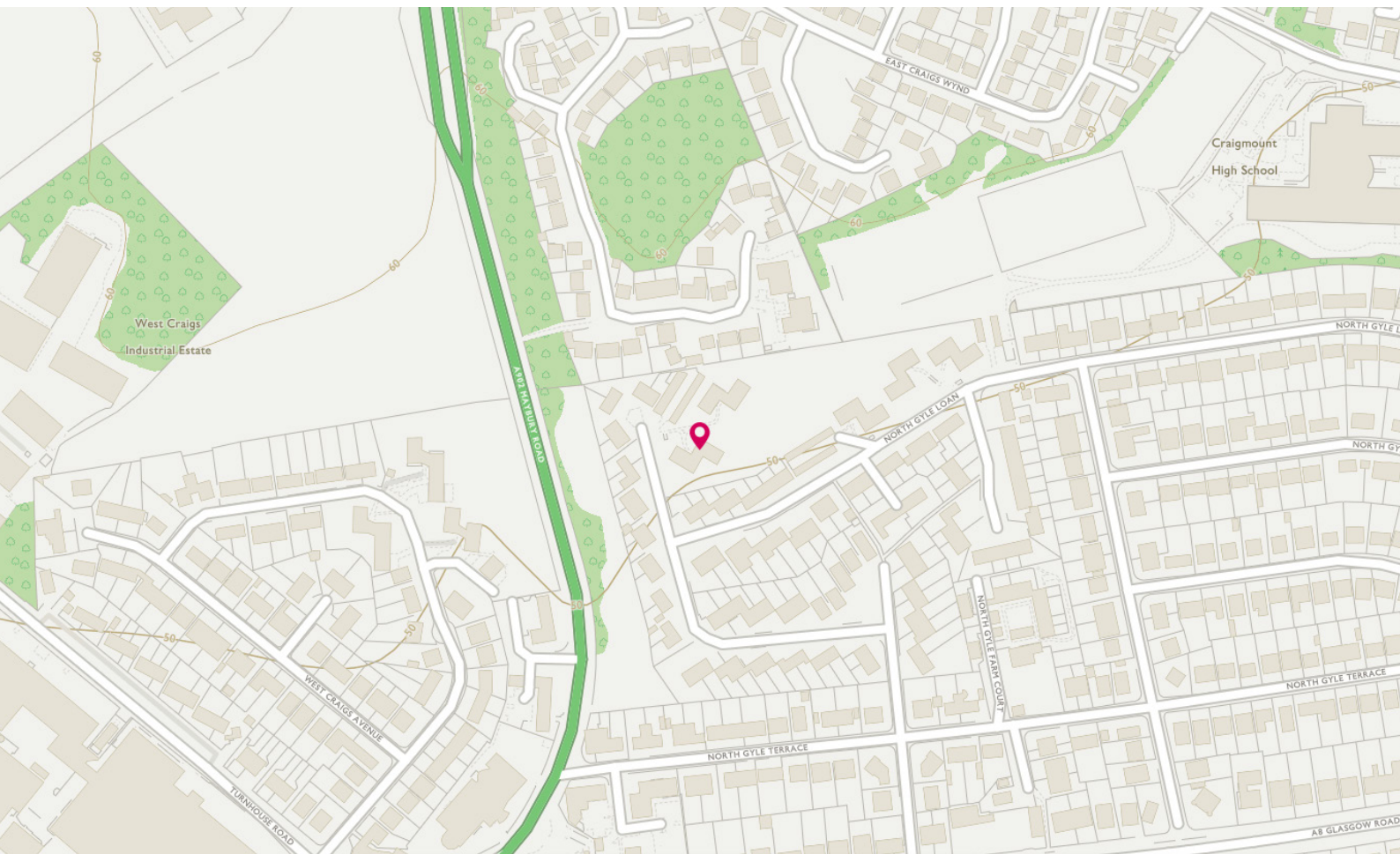


Approximate Dimensions
(Taken from the widest point)

Lounge	7.60m (24'11") x 3.30m (10'10")
Kitchen	2.60m (8'6") x 2.60m (8'6")
Balcony	2.70m (8'10") x 1.40m (4'7")
Bedroom 1	4.20m (13'9") x 3.10m (10'2")
Bedroom 2	3.10m (10'2") x 3.10m (10'2")
Bedroom 3	3.10m (10'2") x 2.10m (6'11")
Bathroom	2.00m (6'7") x 1.40m (4'7")

Gross internal floor area (m²): 83m²

EPC Rating: D



THE LOCATION

This property is situated in the Corstorphine area of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities.





Local shopping can be found close by at the Gyle Shopping Centre with its major high street outlets namely Marks and Spencers and Morrisons to name but a few and here you will find everything for all your monthly requirements.

There is an excellent bus service a few minutes from the property which will take you east into the city centre and beyond or heading west to Edinburgh Airport and the outskirts, there is also South Gyle train station which is within an easy walking distance of the property. The Edinburgh City Bypass is within 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 state and private schools are also a short distance from the property as is a wide range of recreational facilities.



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