

4 Haystack Park

SOUTH GYLE, EDINBURGH, EH12 9LT



*Spacious Three Bedroom Family home in
the South Gyle Area of Edinburgh*



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McEwan Fraser Legal is delighted to present this three-bedroom mid-terraced family home in Edinburgh's popular area of South Gyle.

THE LIVING ROOM

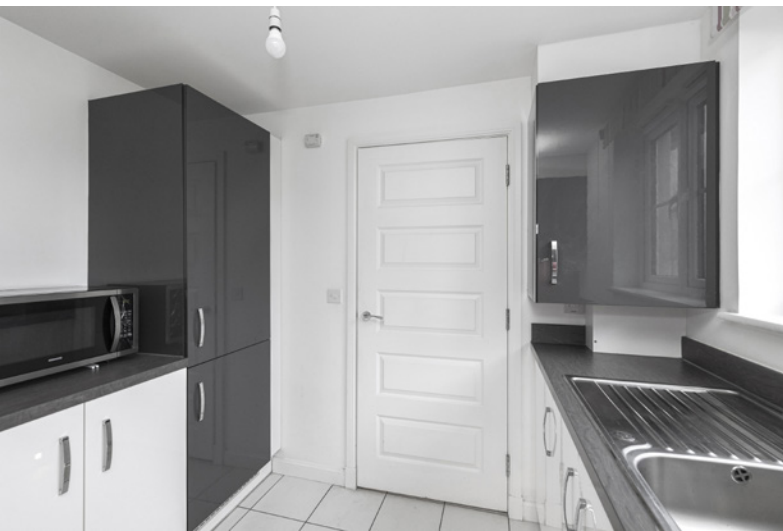


Inside, the property comprises a spacious living room which is flooded with natural light to the private rear garden via French doors. The living room is generously proportioned and offers various possibilities for dining and living furniture.

THE KITCHEN



The fully equipped kitchen is accessed off the main hallway and is fitted with a gas hob, a double fan oven and integrated white goods (dishwasher and fridge freezer). Also accessed from the entrance hall is a WC.





The house has one main family bathroom on the first floor with a mains pressure shower over the bath and is fitted with a modern three-piece white suite.

THE BATHROOM



BEDROOM 1



On the first floor, the property has three bedrooms ranging in size from the master bedroom with built-in wardrobes and bedroom two being a spacious double whilst bedroom three would make for an excellent home office or single bedroom.



BEDROOM 2



BEDROOM 3

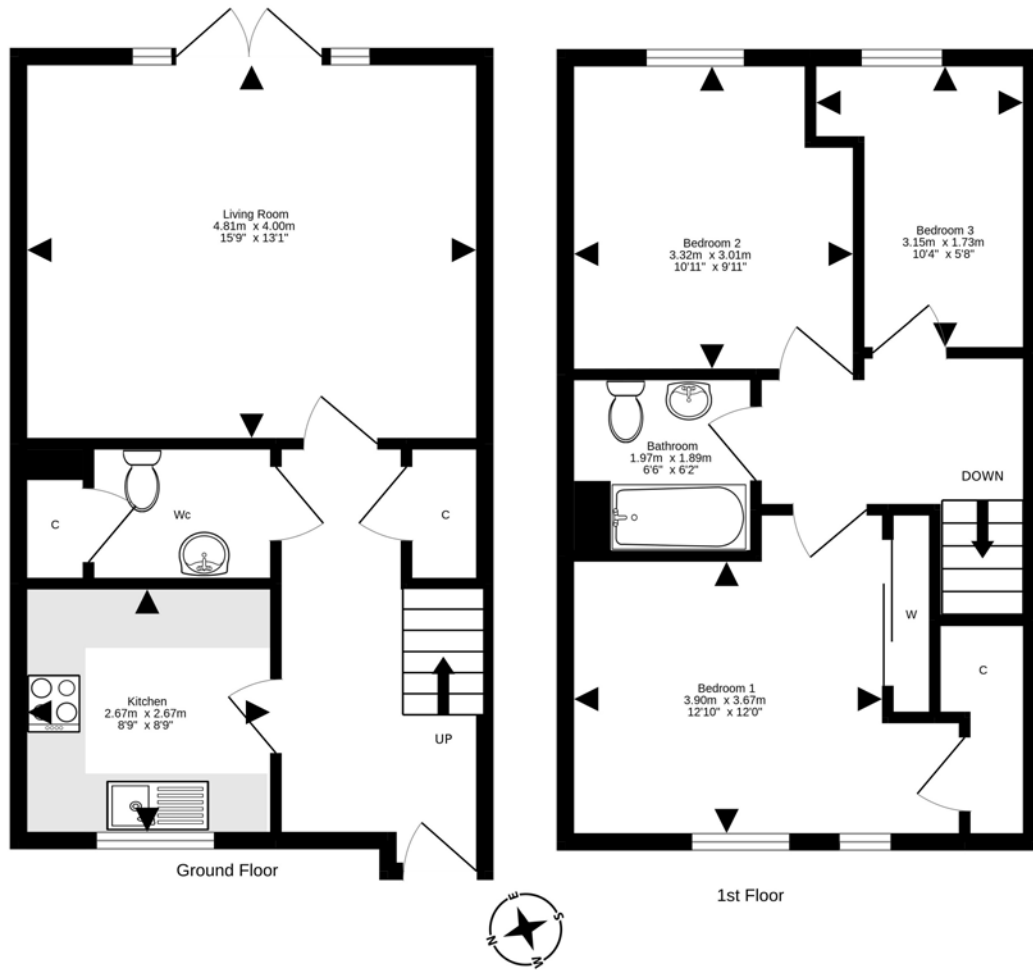


In addition, the property includes gas central heating, modern double-glazed windows, and attic space with excellent on-street parking for residents and visitors alike.

EXTERNALS

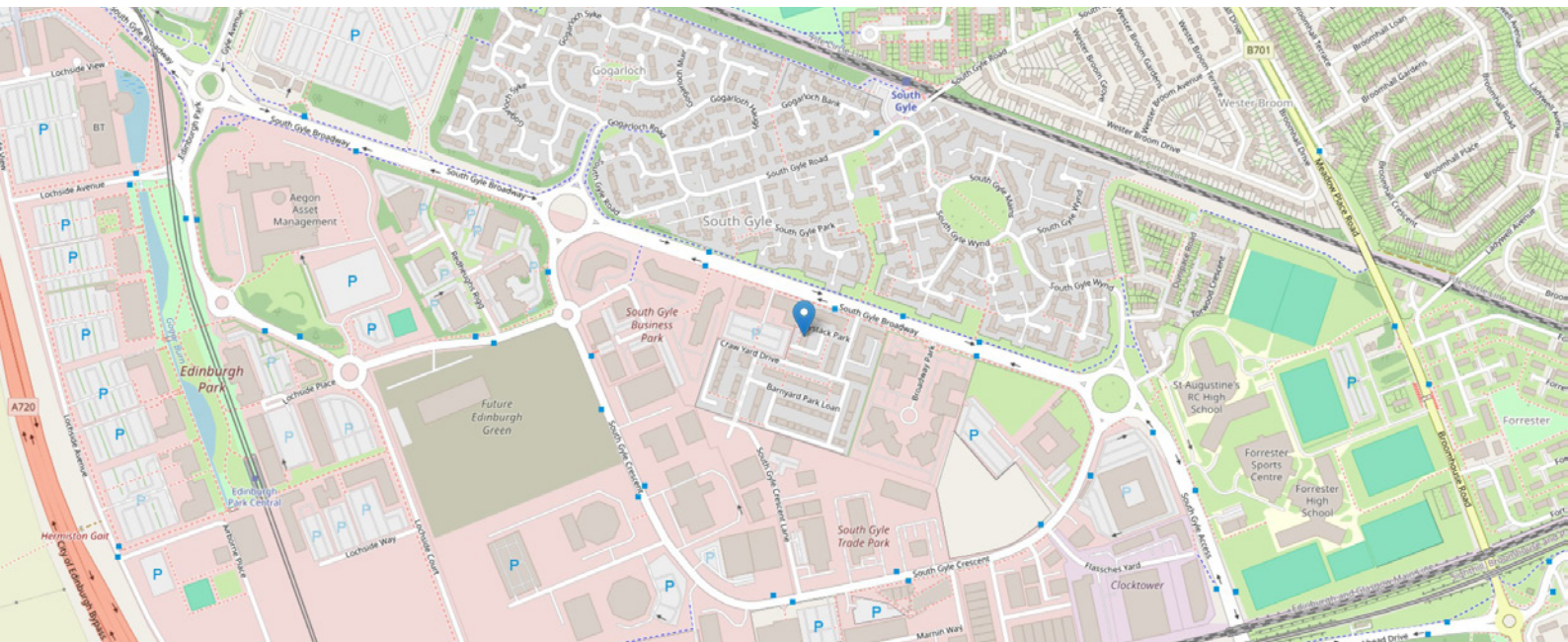


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 81m²
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 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
Exchange
Available



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