

# 193/1 Gogarloch Syke

EDINBURGH, EH12 9JE



*Modern two bedroom ground floor flat, making for an ideal first-time-buyer or buy-to-let opportunity*



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An excellent opportunity has arisen to acquire this two bedroom ground floor flat, making for an ideal first-time-buyer or buy-to-let opportunity while being well located within the popular South Gyle area of Edinburgh. Viewing this property is highly recommended.

# THE LOUNGE/DINER



Internally this accommodation is in immaculate decorative order, while briefly comprising; entrance hallway with a large shelved storage cupboard as well as a cloak cupboard and an open plan lounge/diner. New kitchen fitted in August 2021 with integrated electric hob/oven and all usual appliances. The living room has a lovely bay window and is an excellent size which allows various furniture configurations.

# THE KITCHEN







There are also two good sized double bedrooms, one of which benefits from built-in wardrobes, and a three-piece, fully tiled modern shower room which was also fitted with a chrome heated towel rail.

## BEDROOM 1



# BEDROOM 2





# THE SHOWER ROOM





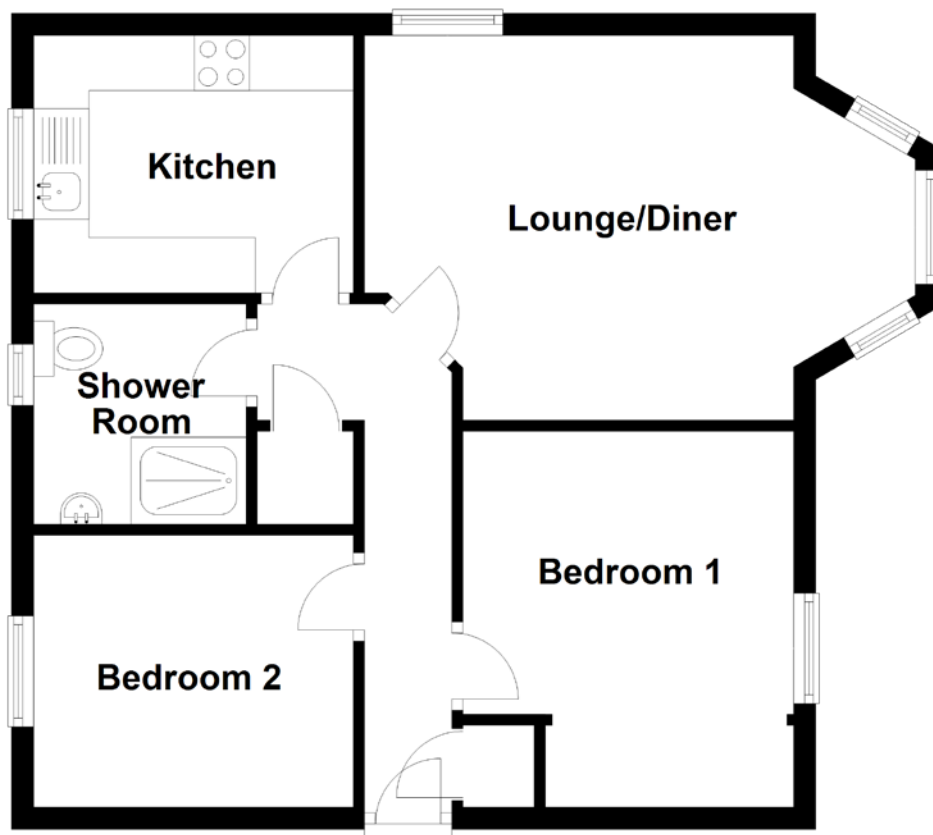
This property also benefits from; a secure door entry system, electric heating, full double glazing and communal garden grounds surrounding the property, including bin storage units. There is an allocated parking space to the front of the property as well as more than adequate on-street parking to accommodate residents and visitors alike to the front.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

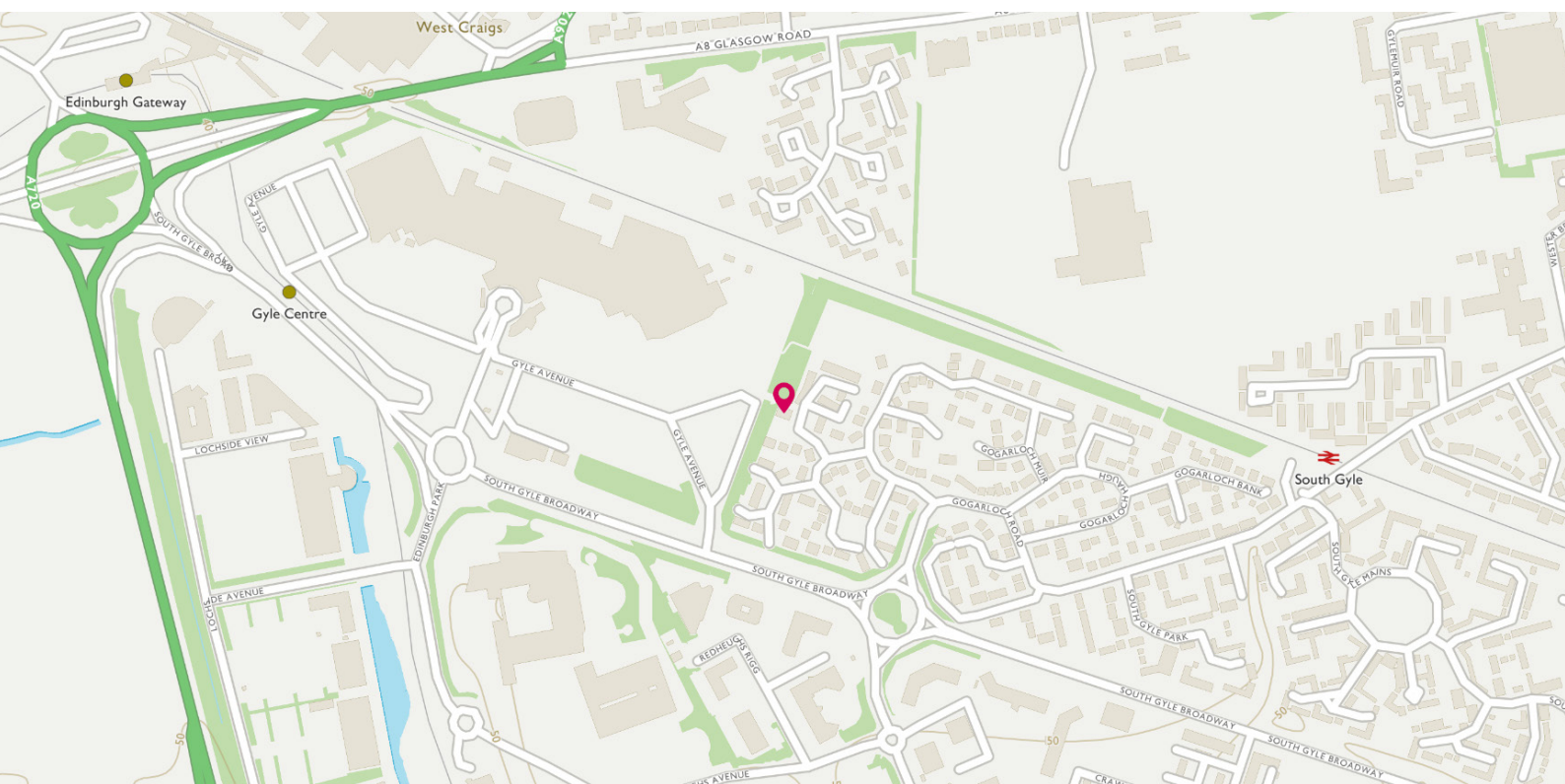


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	4.98m (16'4") x 3.48m (11'5")
Kitchen	2.86m (9'5") x 2.33m (7'8")
Bedroom 1	3.40m (11'2") x 2.99m (9'10")

Bedroom 2	2.89m (9'6") x 2.40m (7'10")
Shower Room	1.99m (6'6") x 1.92m (6'4")

Gross internal floor area (m<sup>2</sup>): 49m<sup>2</sup>  
EPC Rating: D





# 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 within walking distance of the property 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 which is within a couple minutes walk from 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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