

19 Barnyard Park Loan

SOUTH GYLE, EDINBURGH, EH12 9LP



*GENEROUSLY PROPORTIONED THREE BEDROOM
SEMI DETACHED HOUSE IN THE SOUTH GYLE
AREA OF EDINBURGH*



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McEwan Fraser Legal is delighted to present this generously proportioned three-bedroom semi-detached family home in the heart of Edinburgh's sought-after area of South Gyle.

Inside, the property comprises a spacious living area which is front-facing and is generously proportioned for various configuration possibilities.





There is a fully equipped kitchen/dining room which provides access to the private rear garden as well as ample space for free-standing furniture. The kitchen is fitted with a gas hob, fan oven integrated dishwasher.







The property boasts three bedrooms, each of which is a good size and ranges from double to single proportions.





Bedroom 2





Bedroom 3



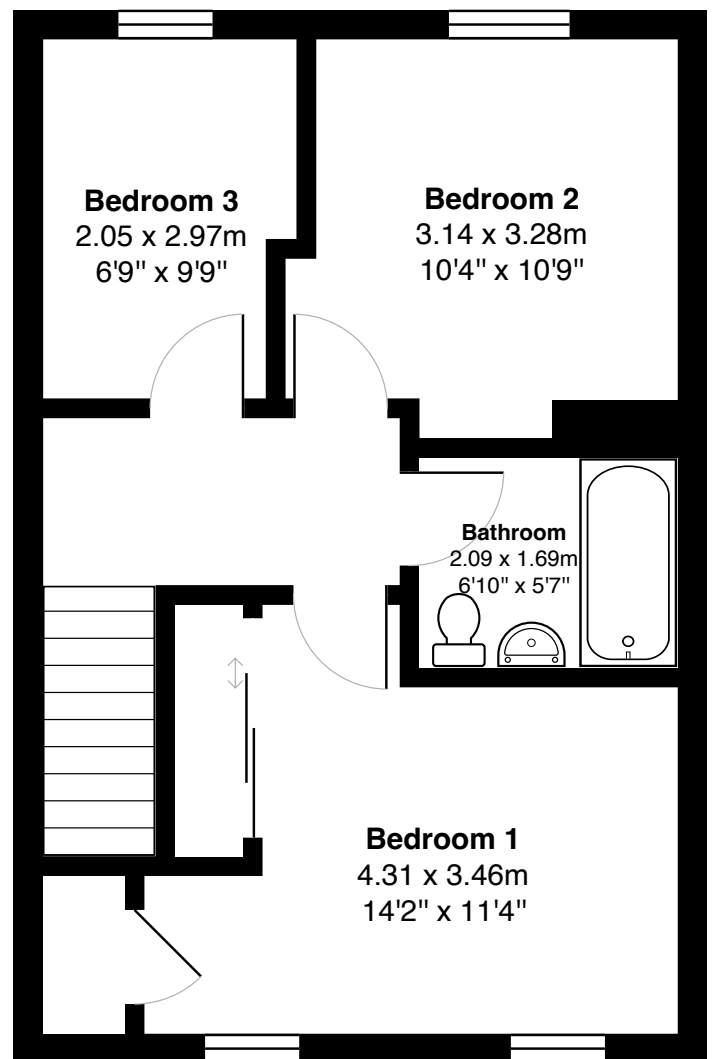
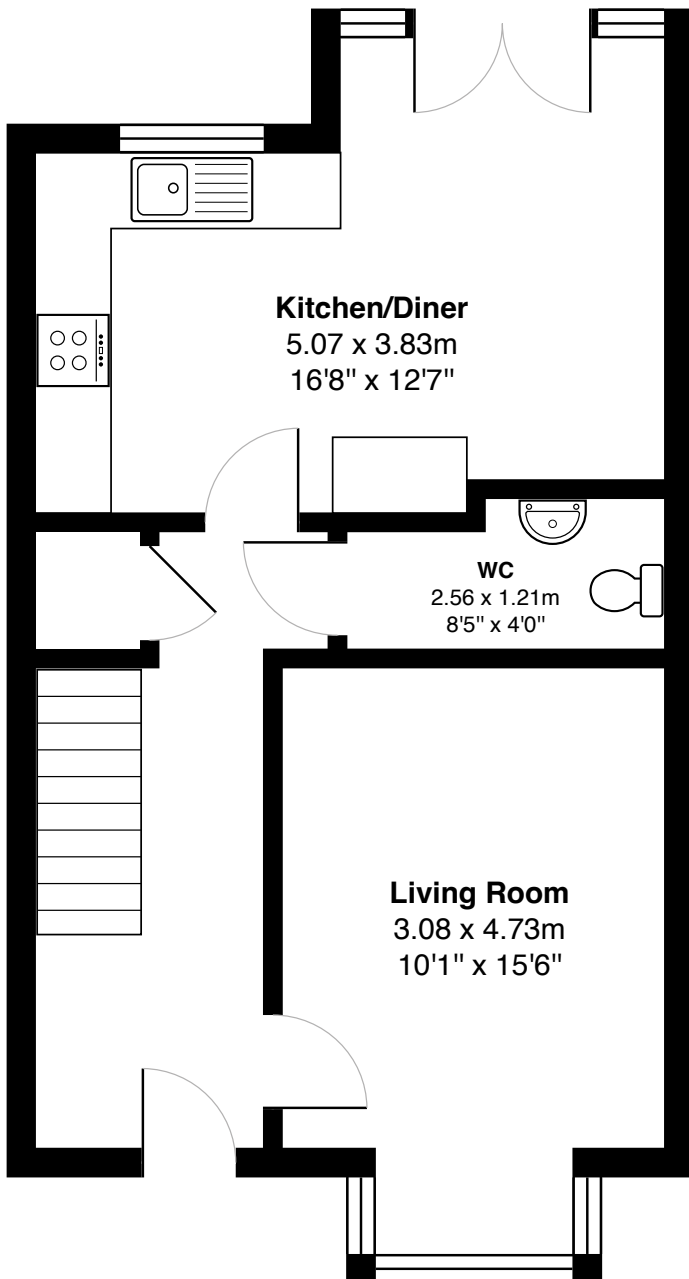


There is one main family bathroom on the first floor and a WC on the ground floor accessed from the main hall.





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Gross internal floor area (m²): 85m²

EPC Rating: B



In addition to this, the property includes a utility cupboard in the hall, double driveway and private rear garden whilst benefiting from modern, maintained gas central heating and double-glazed windows which make the property cosy and cost-effective, year-round.

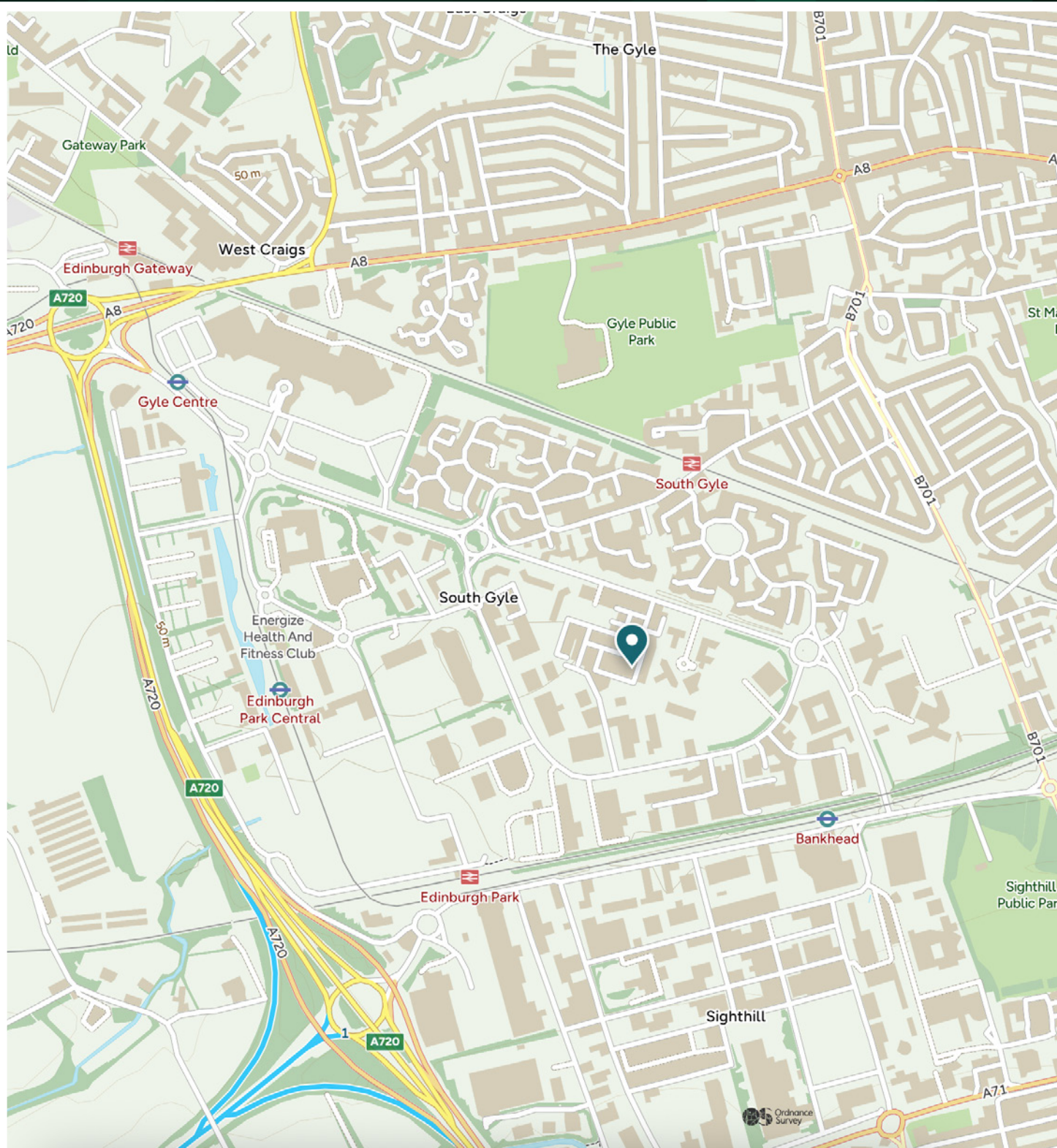




South Gyle, located to the west of Edinburgh city centre, is a highly sought-after area known for its excellent amenities, convenient transport links, and family-friendly atmosphere. This vibrant suburb offers a balance of modern conveniences and easy access to the rich cultural and historical offerings of Edinburgh.

Further amenities can be found in neighbouring Corstorphine, which offers a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Frequent bus and tram services provide quick and easy access to the City Centre and the South Gyle railway station is only a short walk from the property, with links to Edinburgh's Waverly Station, Glasgow and beyond. Schooling is available within the vicinity from nursery to secondary level with Edinburgh College, Napier and Heriot-Watt University all within easy reach.

The Location



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