

# 155 South Gyle Gardens

SOUTH GYLE, EDINBURGH, EH12 7XH



*Spacious Two Bedroom Terraced House In South Gyle Which Requires Modernisation*



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McEwan Fraser Legal is delighted to present this two-bedroom terraced house in South Gyle. The property is a development opportunity to either make a home or as an investment.

# THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area.
- Fully equipped kitchen.
- Two well-proportioned bedrooms.
- The main bathroom is situated on the upper level which is in comparatively good condition yet would still benefit from upgrading.



# THE KITCHEN





# BEDROOM 1





# BEDROOM 2



# THE BATHROOM



In addition to this, the property includes double glazed windows, free on-street parking for residents and visitors alike.

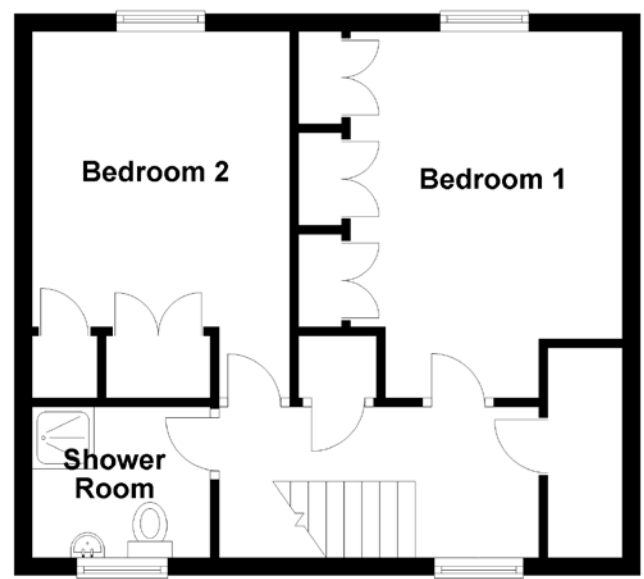
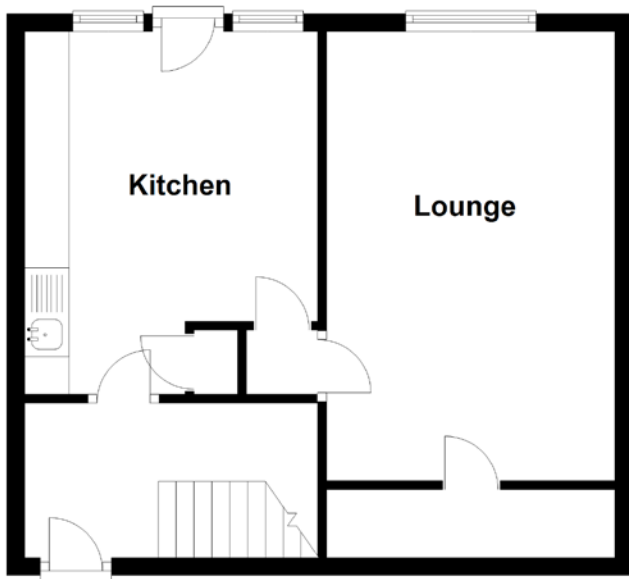


# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

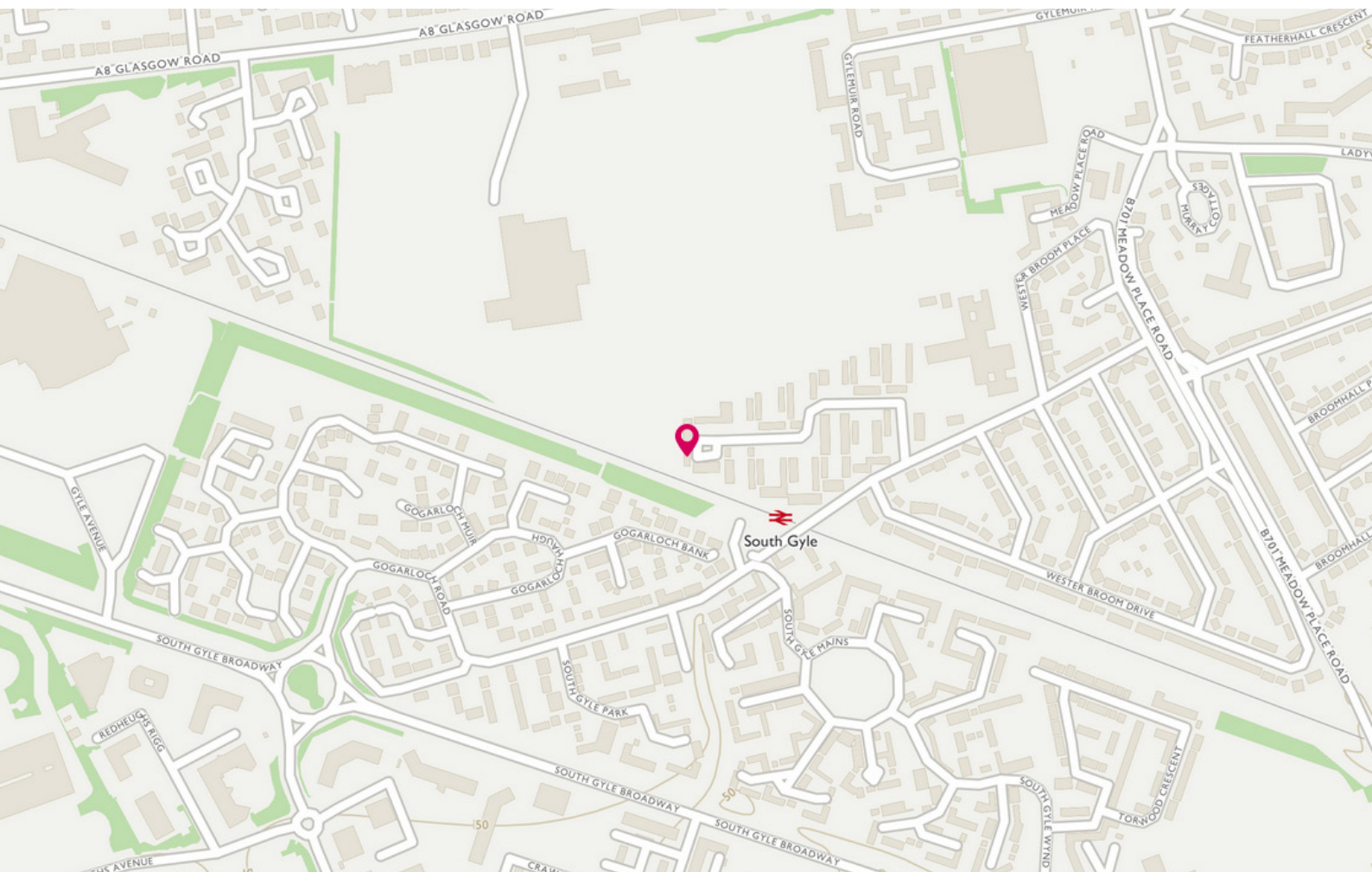


Approximate Dimensions (Taken from the widest point)

Lounge	5.06m (16'7") x 3.25m (10'8")
Kitchen	4.09m (13'5") x 3.30m (10'10")
Bedroom 1	4.13m (13'7") x 3.06m (10'1")

Bedroom 2	4.13m (13'7") x 2.90m (9'6")
Shower Room	2.01m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 80m<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 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 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 and 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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