

121 South Gyle Mains

EDINBURGH, EH12 9HU



A bright two-bedroom home with private garden, fresh interiors and excellent South Gyle connections



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present to the market this well-positioned two-bedroom house, situated within the popular and highly convenient South Gyle area of Edinburgh. Offering comfortable and well-proportioned accommodation across two levels, the property presents an excellent opportunity for first-time buyers, professionals, couples, small families or investors.

THE LIVING ROOM



The accommodation has been thoughtfully arranged to provide a practical and welcoming home. The living room offers a comfortable space to relax and benefits from glazed patio doors which allow plenty of natural light to flow into the room while providing direct access to the rear garden, creating an easy connection between the indoor and outdoor spaces.

THE KITCHEN



The kitchen offers a functional layout with space provided for a fridge/freezer and washing machine, with the property being sold with white goods included, adding further convenience for the incoming purchaser.



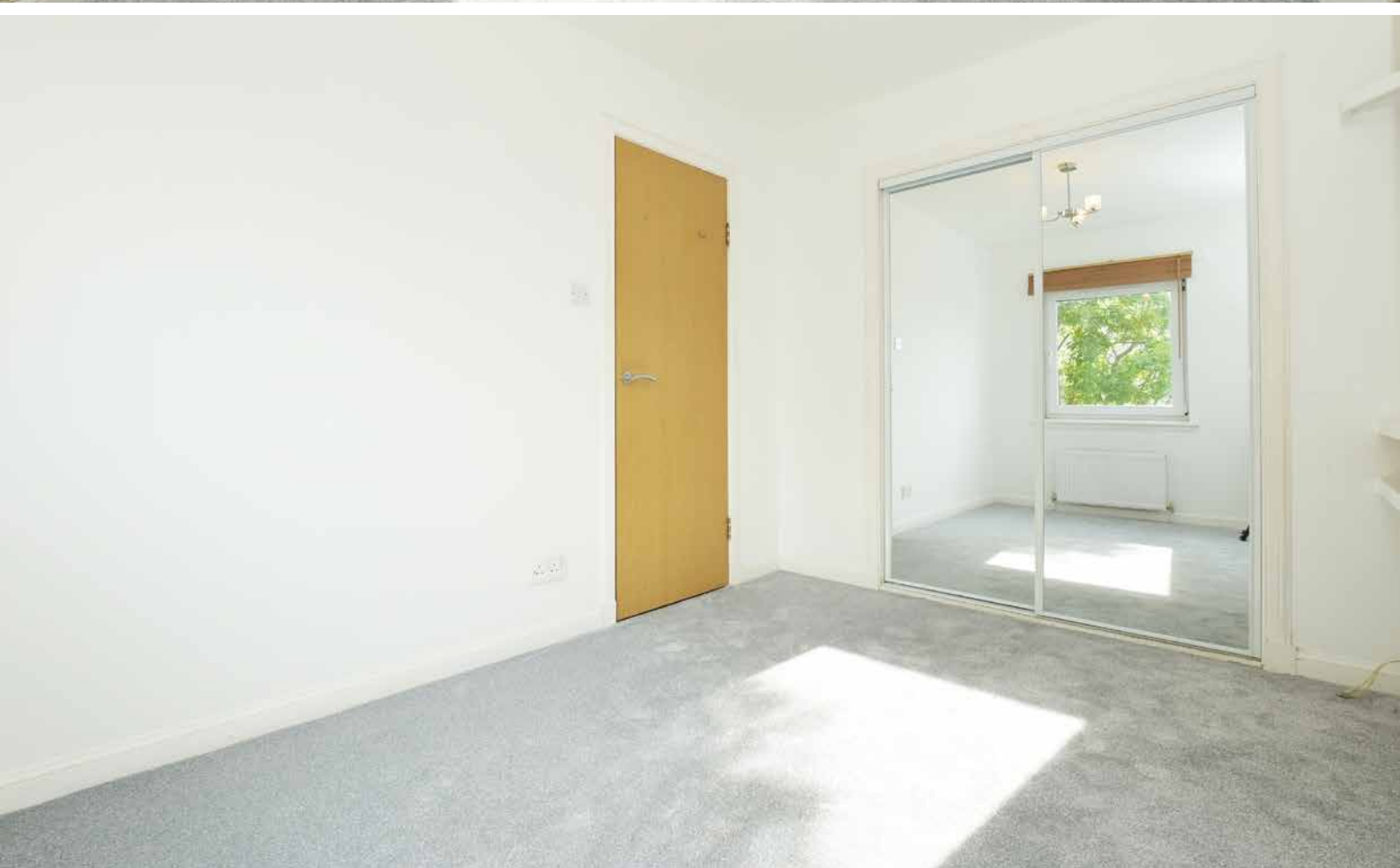


The staircase leading to the first floor benefits from a well-positioned window which allows an abundance of natural light to flow through the space, creating a particularly bright and welcoming staircase and upper hallway. Upstairs, the property offers two well-proportioned bedrooms alongside the remaining accommodation. The home has also recently benefited from the installation of new carpets, staircase, first-floor hallway and both bedrooms, giving the property a fresh and attractive finish.

THE BATHROOM



BEDROOM 1



BEDROOM 2

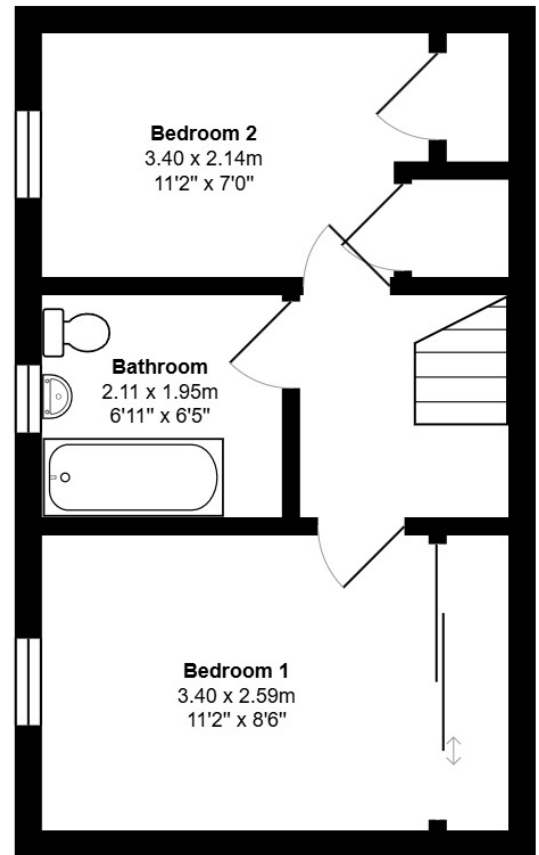
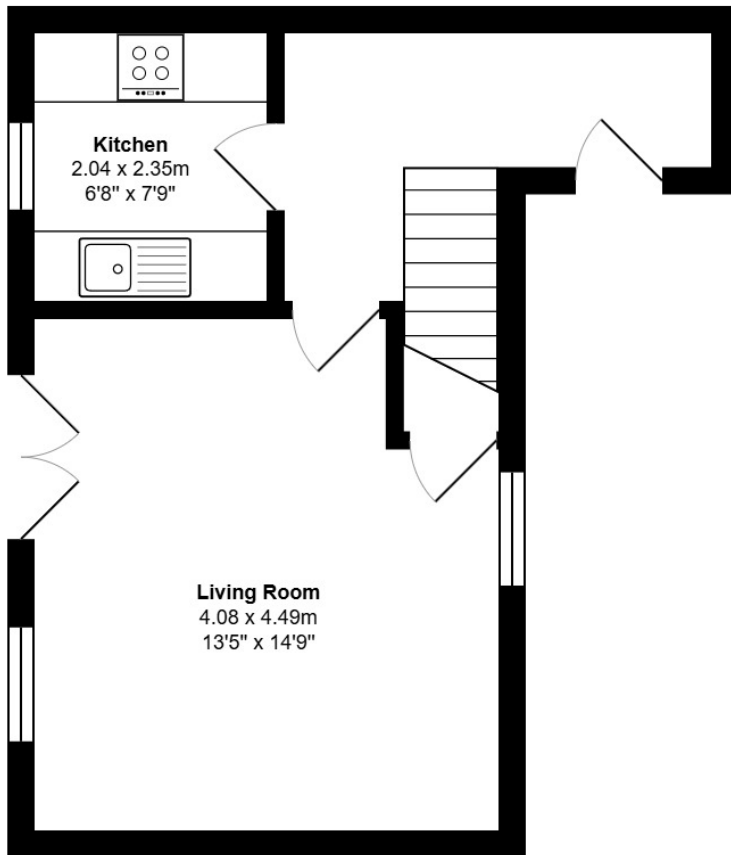


The rear garden is paved with slabs, providing a low-maintenance outdoor area ideal for seating and entertaining, and also benefits from a useful garden shed for additional storage. The property offers an excellent opportunity for a purchaser looking for a comfortable home in an established residential setting while still benefiting from convenient access to the city and surrounding areas.

EXTERNALS

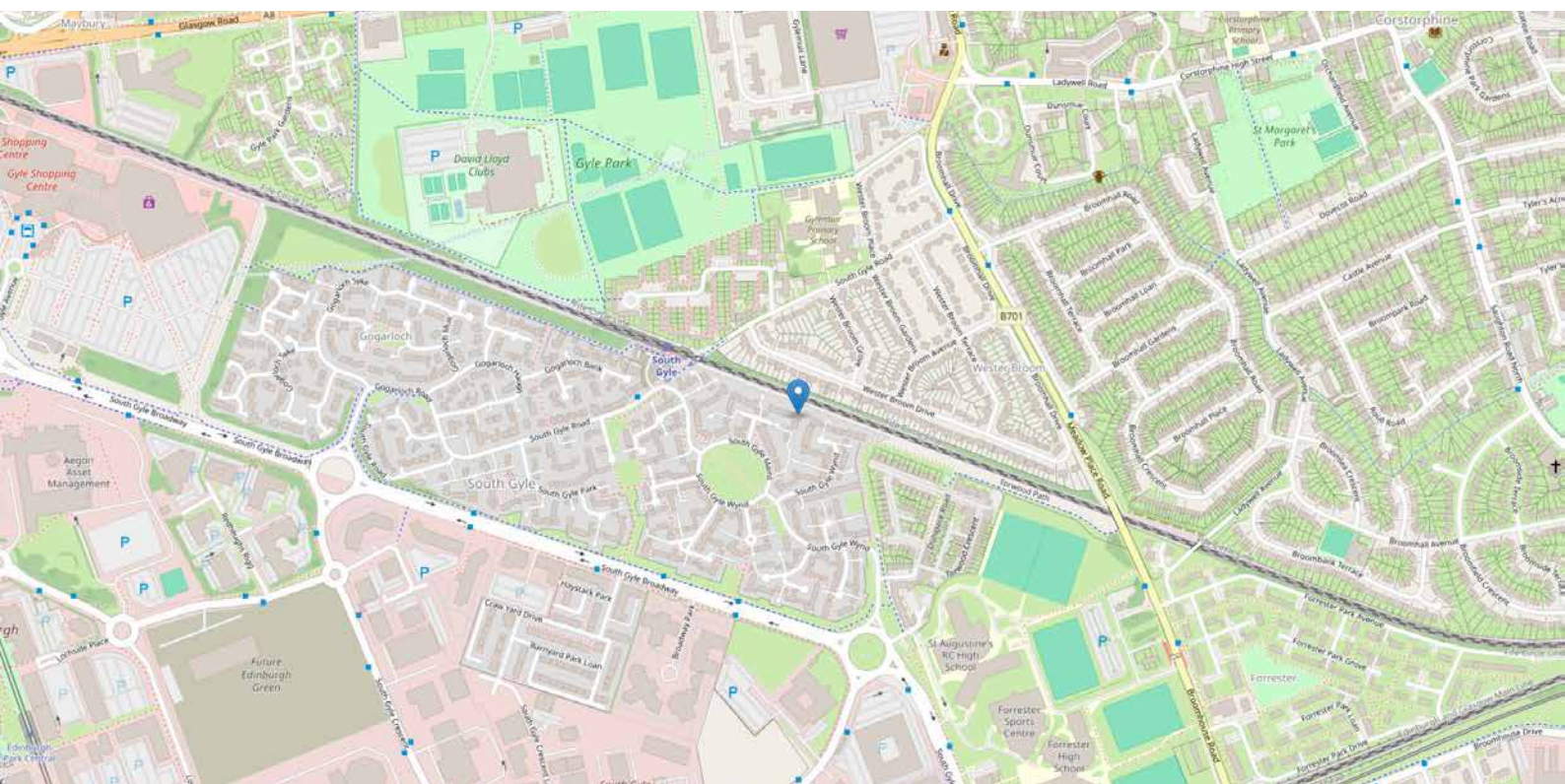


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 59m² | EPC Rating: C



THE LOCATION

South Gyle is a popular and well-established residential area to the west of Edinburgh city centre, offering an excellent combination of local amenities, green spaces and convenient transport connections. The area is particularly well suited to professionals, families and commuters looking for easy access to both the city and wider central belt.





A wide range of everyday shopping facilities can be found nearby, with The Gyle Shopping Centre offering a variety of high-street retailers, supermarkets, cafés and services. Further shopping and leisure facilities are available at Hermiston Gait Retail Park, while neighbouring Corstorphine also provides an excellent selection of independent shops, restaurants, cafés and bars.

The area is exceptionally well connected, with South Gyle railway station providing regular services into Edinburgh city centre and beyond. Edinburgh Park is also within easy reach, offering additional rail and tram connections, including convenient access to Edinburgh Airport and the city centre. Regular bus services operate throughout the surrounding area, while motorists benefit from straightforward access to the Edinburgh City Bypass, M8 and M9 motorway networks.

For outdoor recreation, residents can enjoy a selection of nearby parks, walking and cycling routes, while the wider west Edinburgh area provides numerous leisure and sporting facilities. With its excellent transport links, extensive local amenities and convenient position for Edinburgh city centre, South Gyle continues to be an attractive and practical location for a wide variety of buyers.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZOE CARMICHAEL
Property Transaction Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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