

47/4 South Gyle Broadway

SOUTH GYLE, EDINBURGH, EH12 9LR



*Superb two-bedroom first floor flat well located
within a popular South Gyle development*



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A fantastic opportunity has arisen to acquire this superb two-bedroom first floor flat, making for an ideal first-time purchase or buy-to-let opportunity while being well located within the popular South Gyle area of Edinburgh.

THE LOUNGE/KITCHEN



Internally, this accommodation is in excellent decorative order while briefly consisting of an entrance hallway with a large cloak cupboard and meter cupboard, a lounge/kitchen/diner comprising of a fully-fitted kitchen with an integrated 4-ring induction hob, oven, extractor hood, washing machine and dishwasher, a fitted breakfast table, a double Juliet balcony providing lots of natural light and the lounge area is finished with stylish wall-panelling.



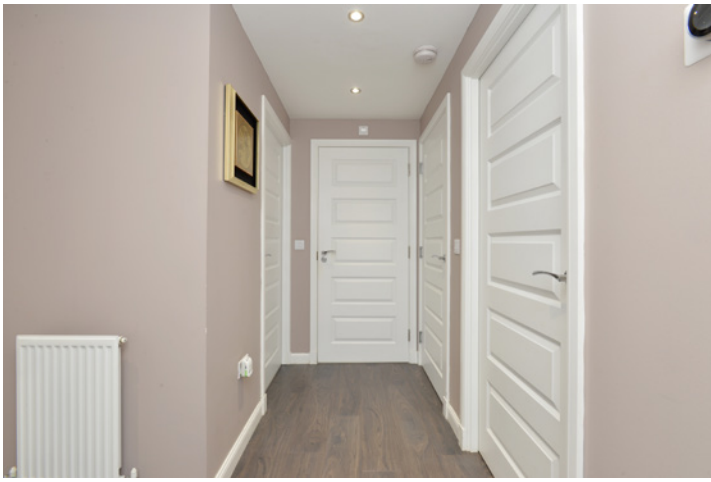
The master bedroom is large in size and benefits from a built-in triple wardrobe with sliding mirrored doors and a partially-tiled two-piece ensuite with a double shower cubicle. The second bedroom is spacious in size and offers a single wardrobe. Both rooms offer ample space for freestanding furniture as well as different configurations.

THE MASTER BEDROOM



BEDROOM 2





The internal layout is completed with a partially-tiled three-piece suite with an over-bath shower and wall-to-wall mirrors.

THE BATHROOM



This property also benefits from gas central heating, full double glazing, unallocated residents parking and a Hive heating system.

THE EXTERIORS



FLOOR PLAN, DIMENSIONS & MAP



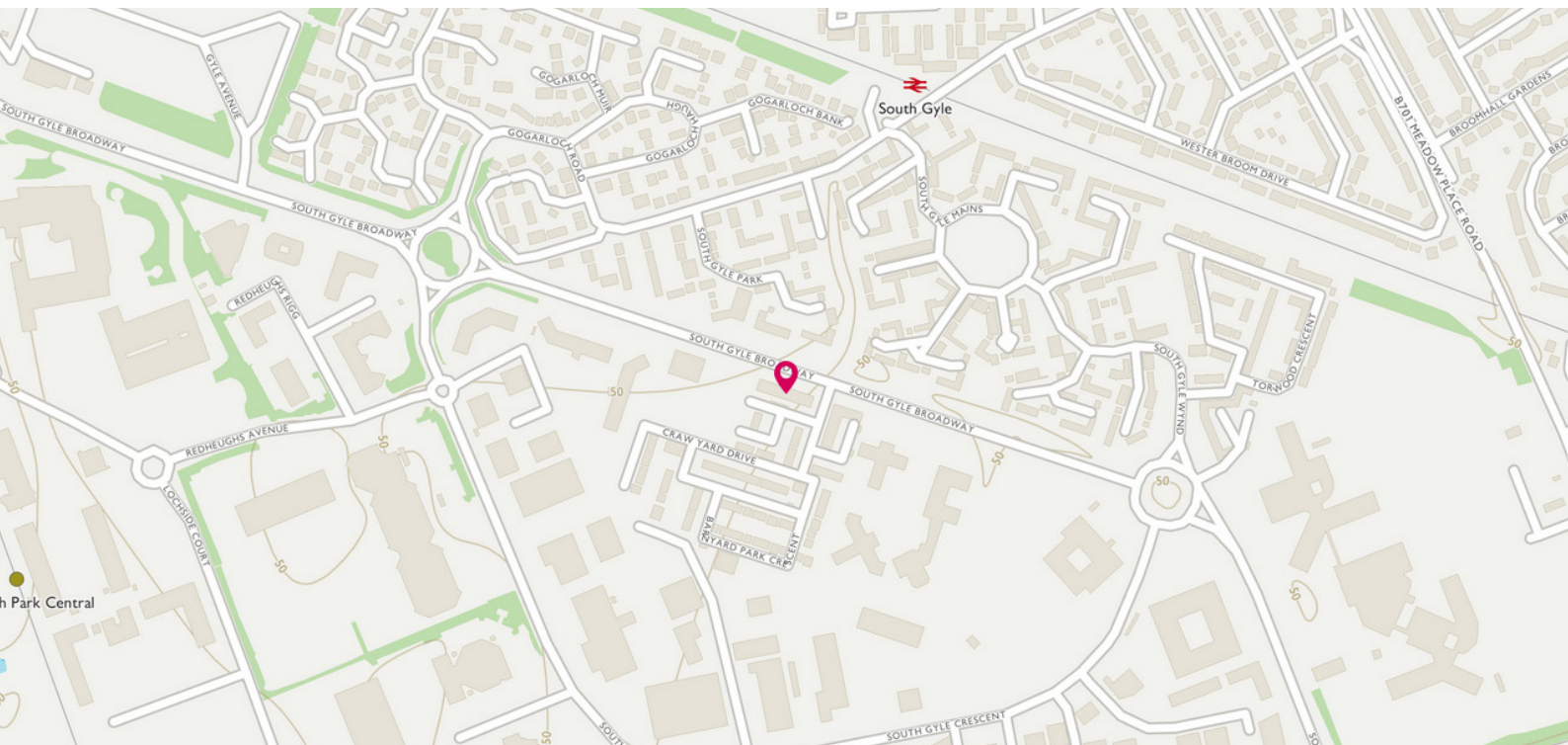
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 62m²

EPC Rating: B

Lounge/Kitchen	6.09m (20') x 4.22m (13'10")
Bedroom 1	4.95m (16'3") x 2.89m (9'6")
En-suite	1.90m (6'3") x 1.56m (5'1")
Bedroom 2	3.90m (12'10") x 2.51m (8'3")
Bathroom	2.13m (7') x 1.90m (6'3")

Extras (Included in the sale): Selected fixtures and fittings including; blinds, curtains, light fittings, carpets, and fitted floor coverings. Please note, other items may be available through separate negotiation.



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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Part
Exchange
Available



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