

426 South Gyle Mains

SOUTH GYLE, EDINBURGH, EH12 9ET



Superb one-bedroom bungalow enjoys a quiet cul-de-sac setting, is very well-proportioned and offered to the market in good internal order



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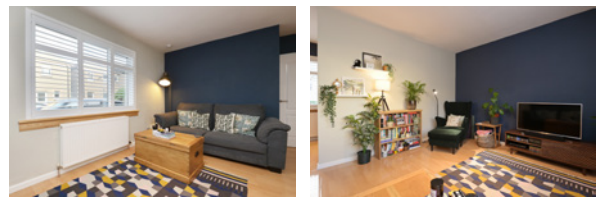


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McEwan Fraser is delighted to present this superb one-bedroom bungalow to the market. The property enjoys a quiet cul-de-sac setting, is very well-proportioned and offered to the market in good internal order. The property has gas central heating, double glazing, a shed for additional storage and allocated parking.

THE LIVING ROOM



Internal accommodation is focused on a generous and naturally bright reception room that offers plenty of space for a variety of different furniture configurations and includes a dedicated area for a dining table. An incoming purchaser will have the flexibility to create their ideal entertaining space.

THE KITCHEN



reception room that offers plenty of space for a variety of different furniture configurations and includes a dedicated area for a dining table. An incoming purchaser will have the flexibility to create their ideal entertaining space. The kitchen is immediately adjacent to the lounge and comprises an extensive range of base and wall-mounted units that give a tremendous amount of prep and storage space. The kitchen units are arranged around a mixture of integrated and free-standing appliances.





The double bedroom can happily accommodate a range of free-standing bedroom furniture and further benefits from a large integrated wardrobe. Internal accommodation is completed by a modern tiled bathroom that enjoys natural light and a three-piece white suite with a shower over the bath.

THE BATHROOM



THE BEDROOM

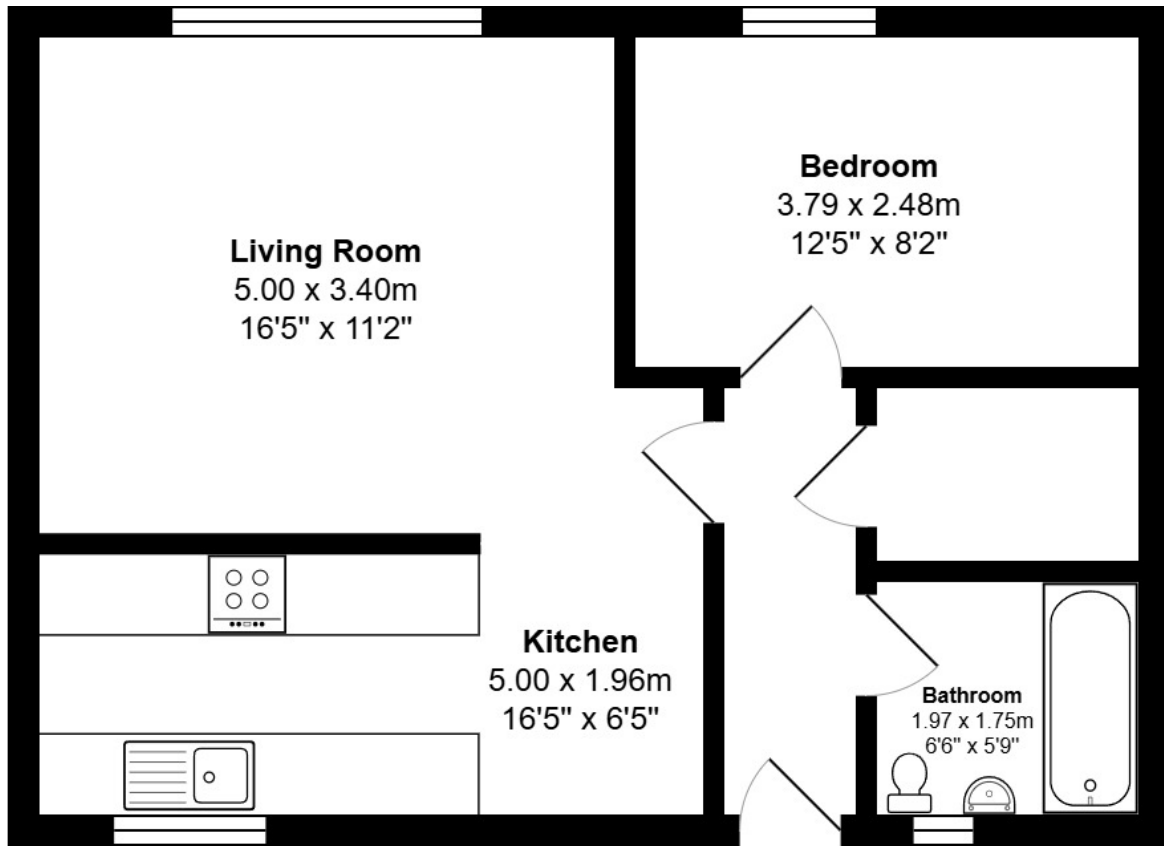


This is a charming property and would make an ideal first-time buy or a wonderful downsize.
It is sure to have broad appeal and early viewing is recommended.

EXTERNALS

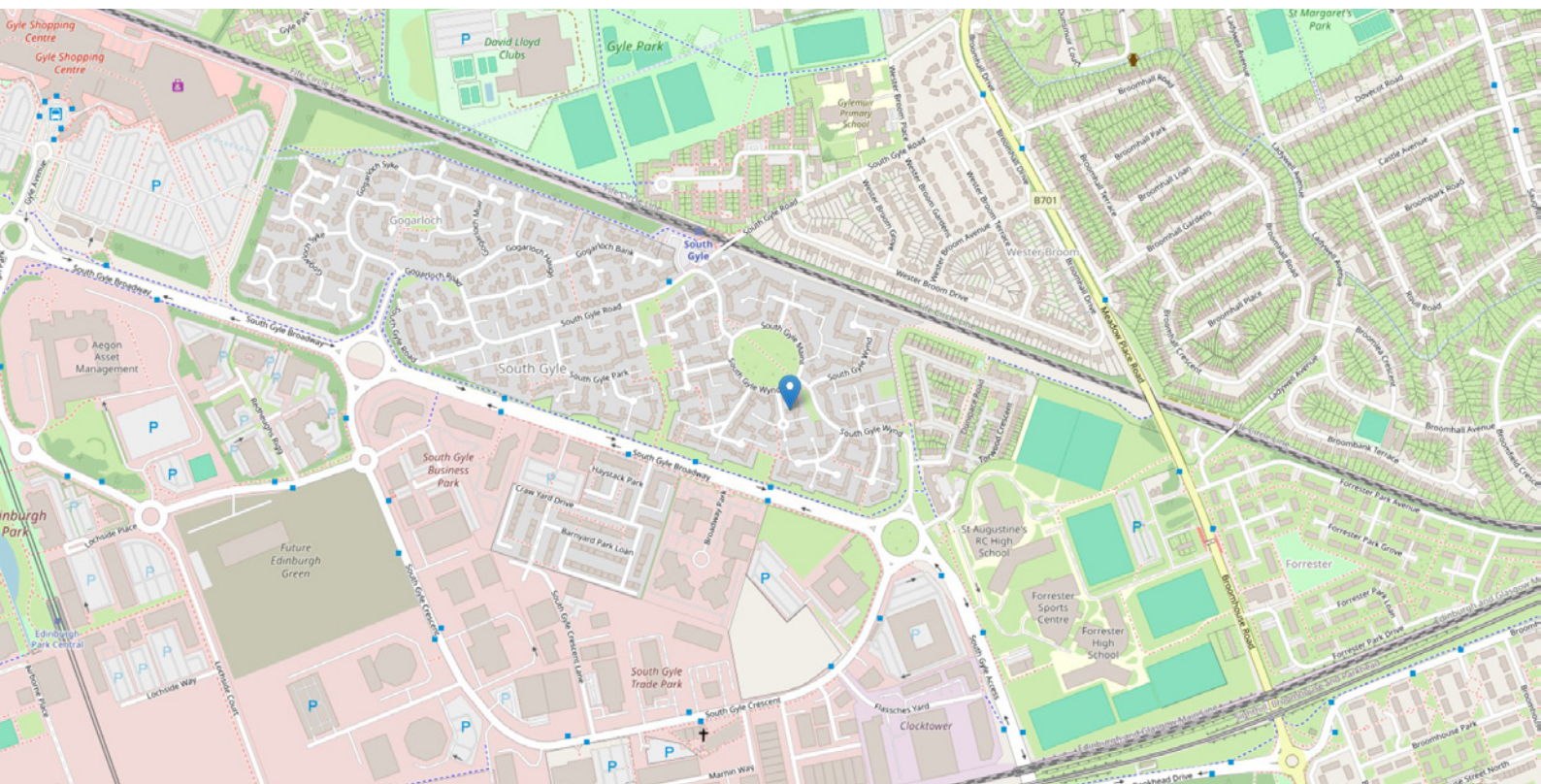


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 45m² | EPC Rating: C



THE LOCATION

The property forms part of an established residential development, situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping facilities with many high-street shops and services.





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 Stevenson College, Napier and Heriot-Watt University all within easy reach.



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