




McEwan Fraser Legal

Solicitors & Estate Agents

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3 Torwood Crescent

CORSTORPHINE, EDINBURGH, EH12 9GL

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“... ideally placed for local shopping, transport, educational, recreational and business facilities ...”

South Gyle is situated in the north-west district of Edinburgh ideally placed for local shopping, transport, educational, recreational and business facilities.

The main shopping centre in this part of the city is Corstorphine itself, and many would consider this to be one of the city’s best served suburban shopping areas providing a good range of facilities and amenities as well as a 24 hour Tesco supermarket. At the Gyle shopping centre, there is a range of high street brands readily available as well as a Morrisons and Marks & Spencers. Hermiston Gait retail park has further outlets and another Tesco supermarket. Should more extensive shopping facilities be required, they can be found in the city centre, just five miles away.

There is an excellent bus service and nearby tram stop within walking distance of the property which will take you east into the city centre and beyond or west to Edinburgh Airport, there is also South Gyle train station which is within a couple of minutes walk from the property.



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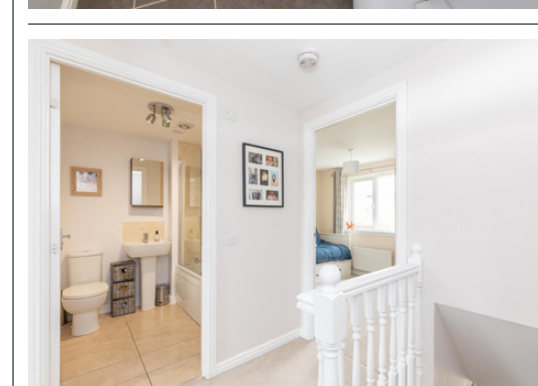
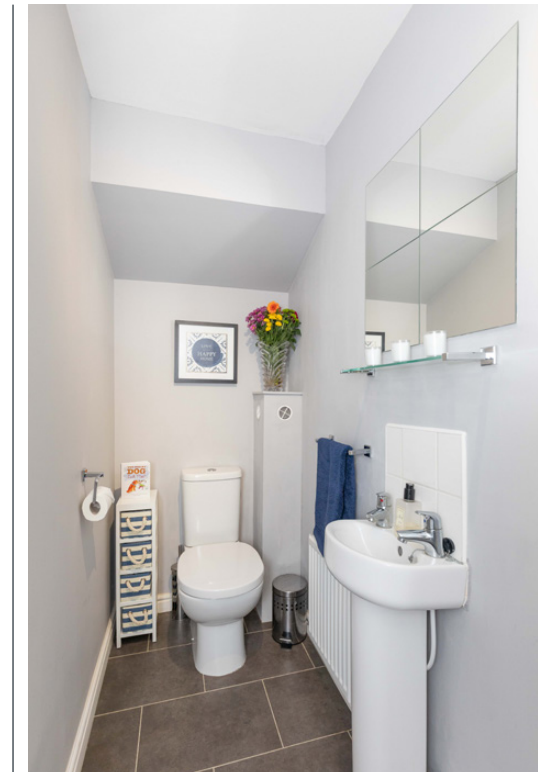
New to the market is this desirable and well-maintained two-bedroom terraced villa forming part of this modern development. The property would make an excellent purchase for any first-time buyer, small family or Buy-to-Let investor due to the properties location and transportation links.

Internally the accommodation has been well cared for by the current owners and briefly comprises of an entrance hallway, a tasteful lounge with under the stair storage, a large window to the front and access to a modern breakfasting kitchen at the rear. The fully equipped kitchen provides ample wall and base units, an integrated fridge freezer, a gas hob, electric oven and extractor hood, whilst providing access to a fresh W.C and to a well-maintained garden at the rear.

The first-floor boasts two double bedrooms, one with built-in mirror wardrobes and a fresh, three-piece bathroom with mains shower completes the rooms. The property further benefits from an attic space, gas central heating and double glazed window units, to ensure a warm yet cost-effective living environment all year round.

Externally, there are a private grounds to the front with laid lawn and a secure, good-sized sunny private garden to the rear with laid lawn and paved patio area for entertaining. Ample parking spaces are a useful addition for residents or visitors if required.

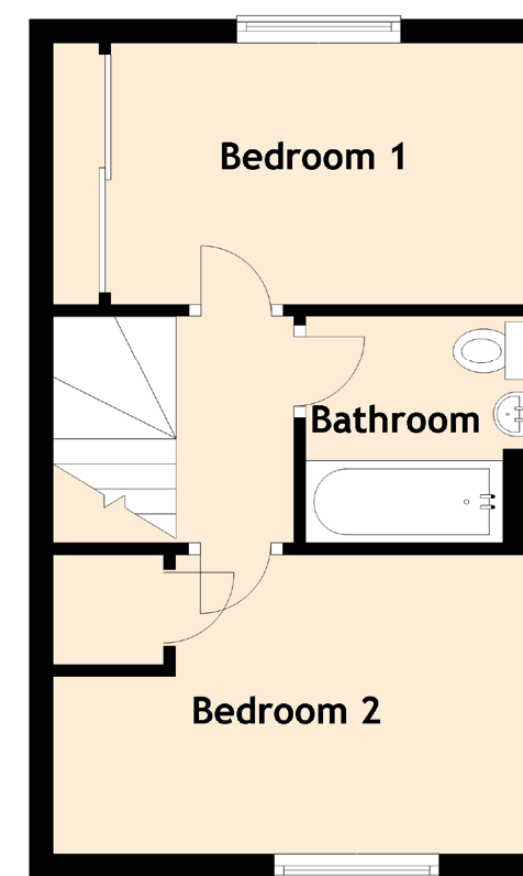
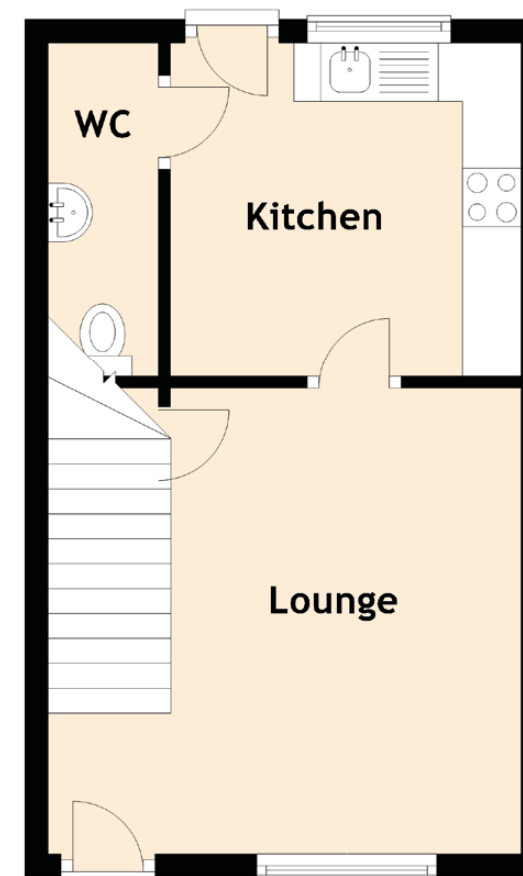
Early viewing is recommended as the property will appeal to a variety of buyers.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



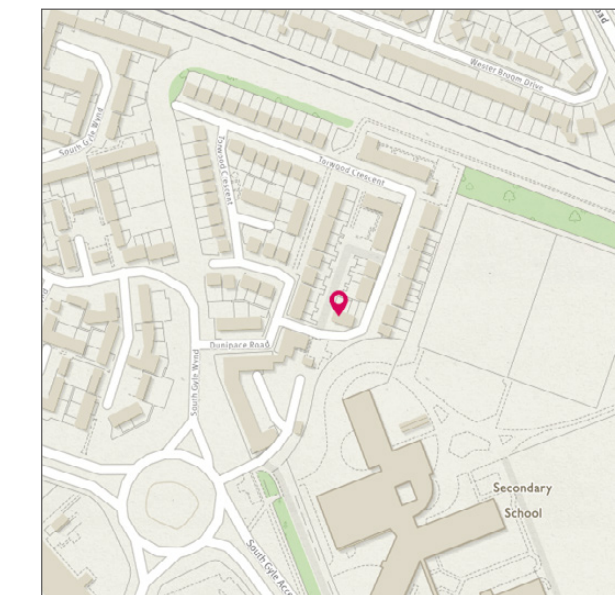
Approximate Dimensions
(Taken from the widest point)

Lounge	4.12m (13'6") x 3.97m (13')
Kitchen	2.99m (9'10") x 2.85m (9'4")
Bedroom 1	3.54m (11'7") x 2.23m (7'4")
Bedroom 2	4.13m (13'7") x 2.55m (8'4")
Bathroom	1.94m (6'4") x 1.88m (6'2")
WC	2.85m (9'4") x 0.94m (3'1")

Gross internal floor area (m²): 57m²

EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, floors coverings, integrated appliances and garden storage. Please note that other movables may be available through separate negotiation.






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**Part
 Exchange
 Available**

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Text and description
GARY WALES
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer