





McEwan Fraser Legal

Solicitors & Estate Agents

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Flat 7, 49 South Gyle Broadway

EDINBURGH, EH12 9LR

FLAT 7, 49 SOUTH GYLE BROADWAY













The property is situated in a north-western district of the city of Edinburgh ideally placed for local shopping, transport, educational and recreational facilities. The property could benefit local businesses as an apartment for visiting employees. There is an excellent bus service within walking distance from the property which will take you east into the city centre and beyond or heading west to Edinburgh Airport and the outskirts, there is also South Gyle, Edinburgh Park & Gateway stations which are within minutes walk from the property. Frequent local bus services from stop adjacent to the flat connect directly to the Gyle business park & shopping centre, city centre & Airport (20 minutes).

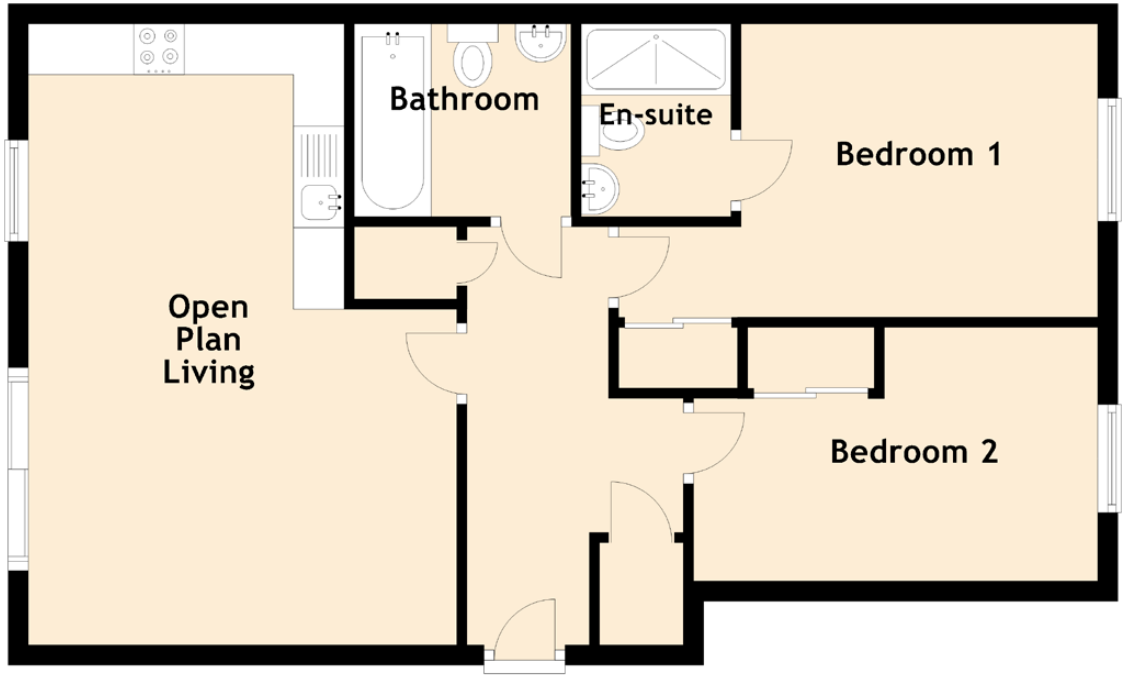
The Edinburgh city bypass is within minutes drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks. Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets namely Marks & 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.

An excellent opportunity has arisen to acquire this highly desirable two-bed top floor flat, well situated in the popular South Gyle area of Edinburgh. Viewing is highly recommended.

Internally this property is in excellent decorative order having been built approx. three years ago. The property comprises; bright and spacious open plan kitchen/living room with a Juliet balcony and all normal white goods, two double bedrooms, both with built-in wardrobes, the master bedroom also benefits from an en-suite shower room, there is a further three-piece, partially tiled family bathroom with shower over bath, a chrome radiator and Moduleo flooring.

This property also benefits from full double glazing, gas central heating, fastest possible domestic broadband speed, Sky dish, more than adequate residents parking to the rear and a locked, lit, roofed bike store. There are well maintained communal gardens and an outside bin store.

SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Open Plan Living	6.12m (20'1") x 4.23m (13'11")
Bedroom 1	3.56m (11'8") x 2.89m (9'6")
En-suite	1.89m (6'2") x 1.48m (4'10")
Bedroom 2	3.99m (13'1") x 2.50m (8'2")
Bathroom	2.14m (7') x 1.90m (6'3")

Gross internal floor area (m^2): 61m^2 | EPC Rating: B

Extras (Included in the sale): All white goods.

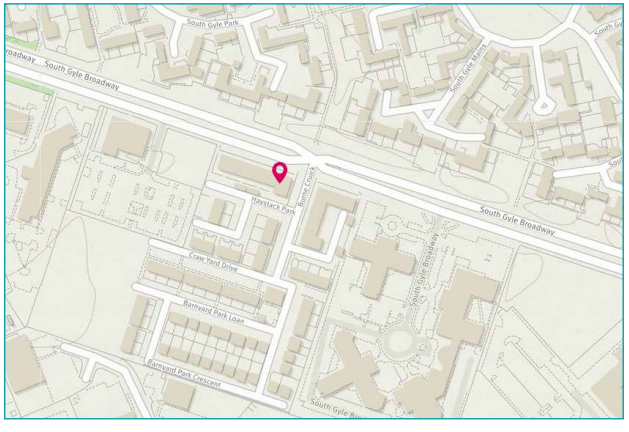


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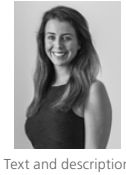
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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES THE TIMES



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