




Solicitors & Estate Agents
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59 Gogarloch Haugh
SOUTH GYLE, EDINBURGH, EH12 9JG

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EDINBURGH
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The property is situated in the West of Edinburgh ideally placed for local shopping, transport, educational and recreational facilities.

There is an excellent bus service within walking distance from the property which will take you East into the city centre or West towards Edinburgh Airport. South Gyle train station and the Gyle Centre tram stop are each within a few minutes' walk from the property. There are regular train and tram services to the centre of Edinburgh. The Edinburgh city bypass is just a few minutes' drive from the property and provides access to a number of areas within the city, to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorways.

Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets, such as Marks & Spencer, Morrisons and WH Smith. Hermiston Gait, which is a short drive away, is a major retail park with shops such as B&Q, Tesco and Halfords. There is a good range of shops, restaurants and pubs in the nearby Corstorphine area. Local state and private schools are a short distance from the property as are a wide range of recreational facilities.



PROPERTY ENTRANCE



STUNNING FIVE BEDROOM DETACHED FAMILY HOME

IN A HIGHLY DESIRABLE RESIDENTIAL AREA

 5 BED	 3 BATH + WC	 DOUBLE GARAGE	ENERGY  EPC RATING
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59

GOGARLOCH
HAUGH

This is a spectacular, spacious five bedroom detached villa, positioned on an enviable corner plot in a highly sought-after area. On entering the home through the entrance hallway, it is immediately apparent that the current owner has meticulously looked after this family home, which is excellent for today's modern living. Room usage throughout can be adapted to meet the purchaser's needs and will comfortably provide for a larger family. The property is finished to a high standard throughout. This substantial home offers spacious rooms similar to those found in traditional houses. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Once inside, discerning purchasers will be greeted with a first class specification. The property is in walk-in condition.

The accommodation has a welcoming entrance hall, allowing access to the kitchen/dining area, living room, bedroom five and a WC. The feature staircase leads to the upper level. To the front of the property there is an immediately impressive lounge featuring a large box bay window, which allows the room to be filled with natural light. There are also patio doors leading to the stunning rear garden. The superb kitchen/dining area has been beautifully fitted to include a quality range of floor and wall mounted units with striking worktops, which creates a fashionable and efficient workspace. The kitchen further benefits from integrated appliances which are included in the sale (dishwasher, microwave, oven, fridge and freezer). Off the kitchen is a spacious dining area ideal for breakfast or for more formal dining occasions. The utility room has a washer/drier (included in the sale) and a space for a further appliance. There is a door leading to the rear garden. Bedroom five is situated on the ground level. This spacious room will be great as an office for those working from home, a further family room or a separate dining room.

KITCHEN / UTILITY



DINING ROOM & LOUNGE

The feature staircase leads to the upper level of the accommodation, where you will find four generous-sized bedrooms.

The ample space is accentuated by built-in fitted wardrobes, which provide excellent storage space. The master bedroom benefits from a beautiful en-suite and a lovely dressing area. A three-piece family bathroom suite completes the impressive accommodation internally.

This property has multiple storage rooms and a partly-boarded loft with a fitted ladder. The property is equipped with a monitored alarm and CCTV system.

Externally the property can be accessed via the paved drive leading up to the detached double garage. There is a lovely front garden. The rear garden has been thoughtfully designed and beautifully landscaped. It is a place where your family and friends can relax and enjoy barbeques and outdoor living.

The property also benefits from double-glazing and gas central heating to create a warm, yet cost-effective way of living all year round.



**...THERE IS AN IMMEDIATELY IMPRESSIVE LOUNGE FEATURING
A LARGE BOX BAY WINDOW, WHICH ALLOWS THE ROOM TO BE
FILLED WITH NATURAL LIGHT...**



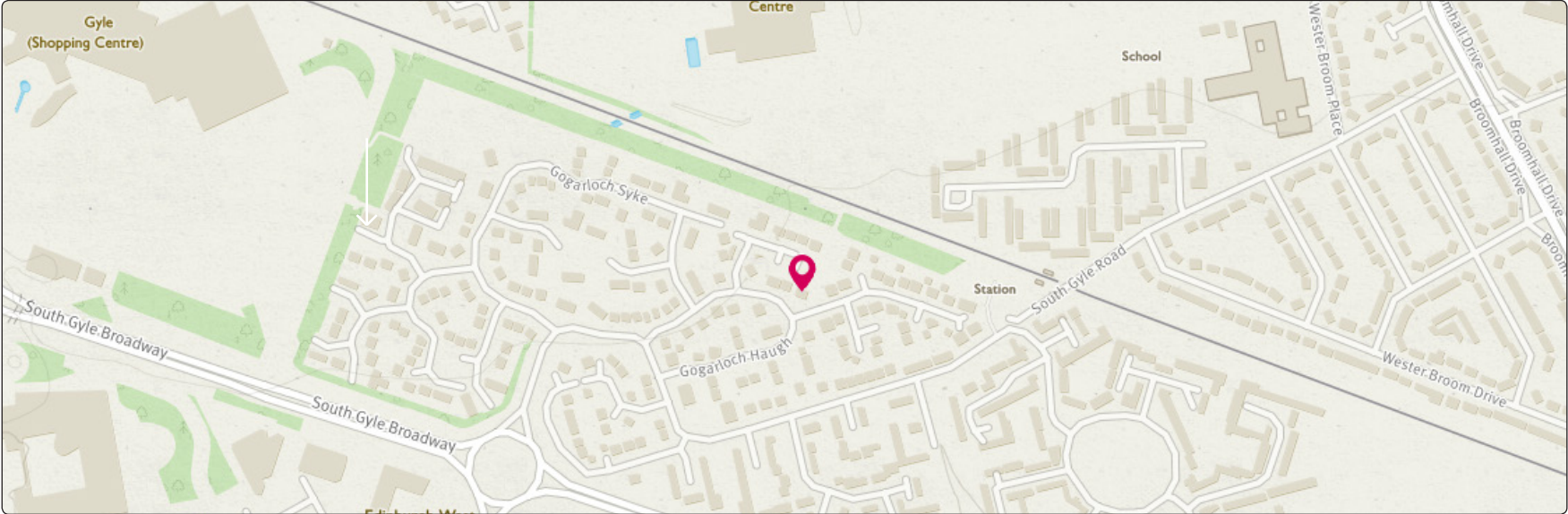


BEDROOMS / EN-SUITE / WARDROBE SPACE



BATHROOM / WC





SPECIFICATIONS

APPROXIMATE DIMENSIONS

(Taken from the widest point)

Kitchen/Diner	6.33m (20'9") x 2.64m (8'8")
Utility	2.33m (7'8") x 1.70m (5'7")
Living Room	6.09m (20') x 3.37m (11'1")
Bedroom 1	3.67m (12') x 3.01m (9'11")
En-suite	2.53m (8'4") x 1.64m (5'4")
Bedroom 2	3.04m (10') x 2.75m (9')

Bedroom 3	3.70m (12'2") x 3.46m (11'4")
Bedroom 4	3.03m (9'11") x 2.51m (8'3")
Bedroom 5	3.09m (10'2") x 2.90m (9'6")
Bathroom	2.53m (8'4") x 2.01m (6'7")
WC	2.04m (6'8") x 0.99m (3'3")

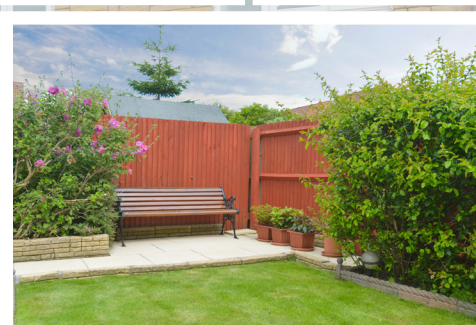
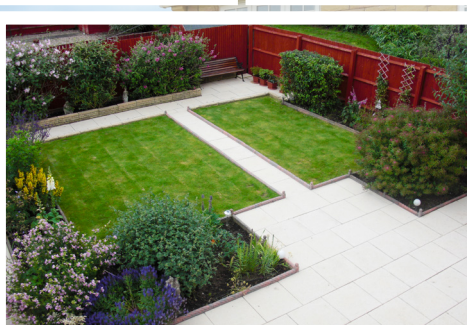
GROSS INTERNAL FLOOR AREA

About 125 Square Metres (1325 Square Feet)

EXTRAS

(Included in the sale)

All fitted carpets and floor coverings, cooker, integrated appliances (fridge, freezer, dishwasher, oven, microwave), washer/drier, curtains, blinds, fitted wardrobes, light fittings and garden shed (8 feet by 8 feet).




McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JOSH STEEPLES
 Surveyor



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer

Viewing by appointment, telephone selling agent on : 0131-524 9797 / Estate Agents Open 7 Days a Week with on-duty Staff
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