



McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

# 209 South Gyle Wynd

SOUTH GYLE, EDINBURGH, EH12 9EZ

# SOUTH GYLE EDINBURGH









## LOCATION

The property is situated in a north western district of the City 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 and beyond or heading west to Edinburgh Airport and the outskirts, there is also South Gyle Train Station which is within a minutes walk from the property. 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 are a wide range of recreational facilities.




## PROPERTY

This elegant and desirable upper level apartment is located is in a sought after residential estate in the Gyle. The property is ideal for those looking for a home they can walk into and benefits from a number of upgrades including modern, fully tiled bathroom, kitchen and the addition of a Juliette style balcony all adding to the appeal.

The spacious accommodation briefly comprises of a welcoming entrance hall, a spacious open plan living room with dining area, kitchen, bathroom and two double bedrooms, each with built in storage. Within the lounge, French doors open to a Juliette balcony to create a focal feature and adds additional natural light to the living space. The kitchen is conveniently located off the lounge.

A useful external feature of this property is the nicely sized garage that can be used for either a car or personal storage.

Definitely one to view.

*South Gyle Retail Park features such amenities as seen above Marks & Spencer and Frankie and Benny's*







# LOUNGE









# KITCHEN





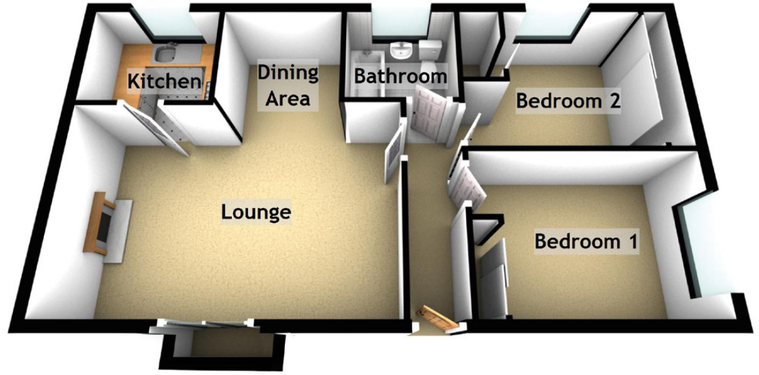
# BEDROOMS & BATHROOM







# PROPERTY SPECIFICATIONS




Approximate Dimensions
(Taken from the widest point)

| | |
|---|---|
| Lounge | 5.41m (17'9") x 4.53m (14'10") |
| Kitchen | 2.28m (7'6") x 1.84m (6') |
| Bedroom 1 | 3.80m (12'6") x 2.70m (8'10") |
| Bedroom 2 | 3.80m (12'6") x 2.70m (8'10") |
| Bathroom | 1.97m (6'6") x 1.78m (5'10") |

Gross internal floor area ($m^2$) - $57m^2$

EPC Rating - C

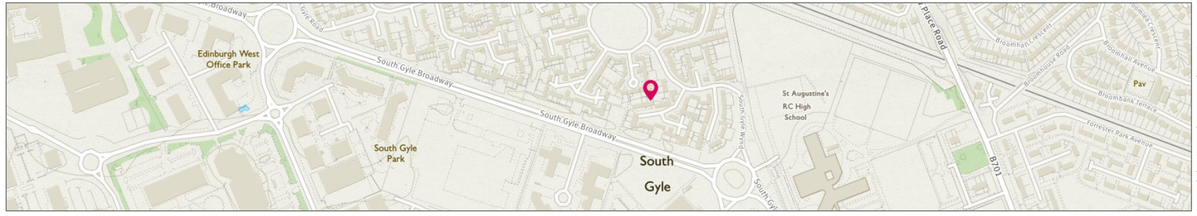



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**Part Exchange Available**

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
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Surveyor



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