




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

131 Gogarloch Syke
SOUTH GYLE, EDINBURGH, EH12 9JE

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 and beyond or heading West to Edinburgh Airport and the outskirts. There is also South Gyle train station which is within a few minutes walk from the property. The Edinburgh city by-pass is a few minutes drive from the property and provides access to a number of areas within the city, 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.

SOUTH GYLE | EDINBURGH | EH12 9JE



CORSTORPHINE SIGNPOST
GYLE PUBLIC PARK | PANORAMA OF EDINBURGH FROM PROPERTY AREA



DESIRABLE THREE BEDROOM VILLA WITH CONSERVATORY /
SOUGHT AFTER GYLE LOCATION

This desirable end terraced family home is located in a quiet cul-de-sac in a sought after residential estate in the Gyle. The property is ideal for families and benefits from a front and back garden and double glazing and electric heating throughout.

The spacious accommodation briefly comprises on the ground floor an entrance hall, living room, open plan dining room and kitchen with access to the conservatory, adding valuable living space to this home. French doors open from here to the back garden that has been cleverly laid to create additional entertaining space.

A carpeted stair leads to the upper landing with attic access, master bedroom with fitted wardrobes, two further bedrooms. This home has been "engineered" to ensure maximum use of space. The family shower room is tiled and benefits from vanity storage.

Externally there is a well-kept front garden, designated parking and a well maintained garden to the rear of the property, where you will also find an outside water tap and access to outside electric sockets.



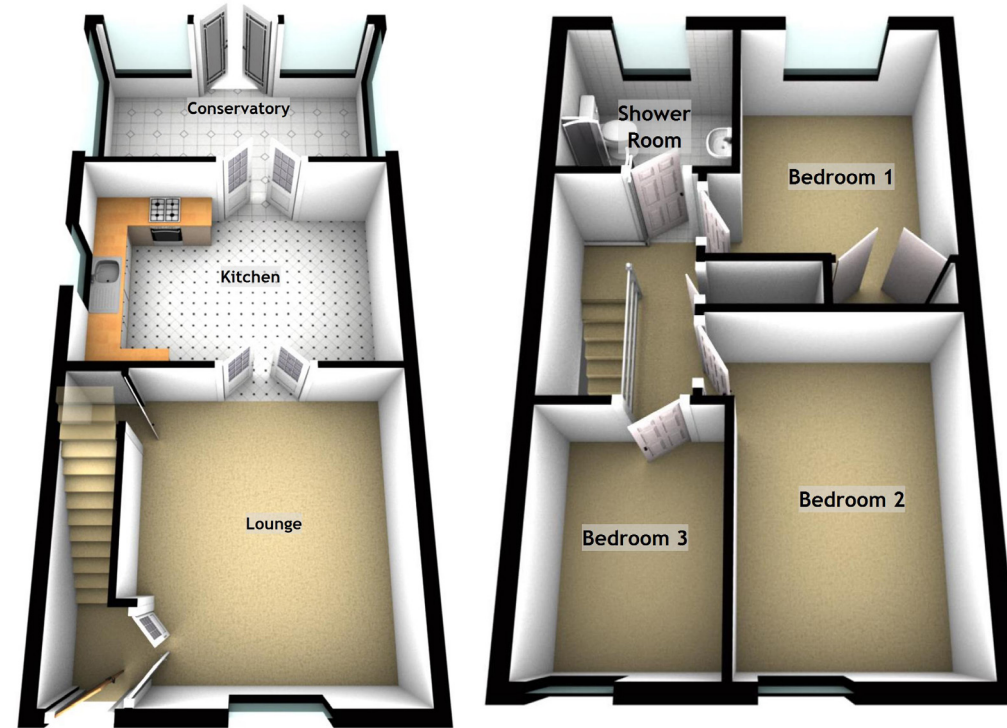
131
GOGARLOCH
SYKE



BEDROOMS & SHOWER ROOM



PROPERTY



SPECIFICATIONS

APPROXIMATE DIMENSIONS

(Taken from the widest point)

Kitchen	4.59m (15'1") x 3.22m (10'7")
Lounge	4.17m (13'8") x 3.56m (11'8")
Conservatory	4.59m (15'1") x 2.60m (8'6")
Bedroom 1	3.00m (9'10") x 2.39m (7'10")
Bedroom 2	3.68m (12'1") x 2.35m (7'9")
Bedroom 3	2.51m (8'3") x 2.11m (6'11")
Shower Room	2.00m (6'7") x 1.90m (6'3")

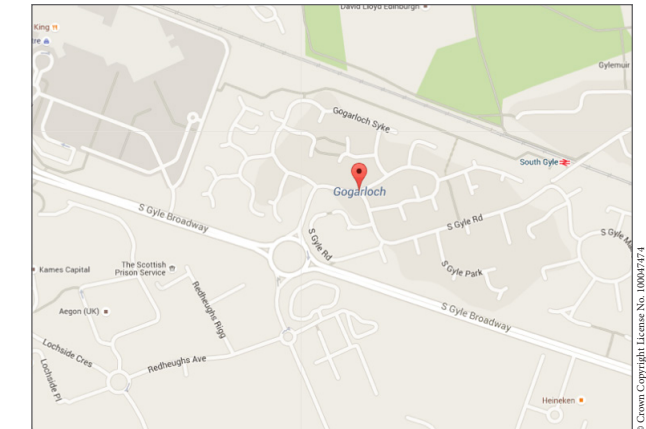
GROSS INTERNAL FLOOR AREA (M²) - 80 m²

EPC Rating - D.

EXTRAS

(included in the sale)

All fitted carpets and floor coverings, integrated appliances (fridge/freezer, dishwasher, hob and oven), washer/dryer, curtains, blinds, fitted wardrobes, light fittings and Keter garden shed (8 feet by 6 feet).






McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAYNE SMITH
 Surveyor



Professional photography
PHILIP STEWART
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer

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