




McEwan Fraser Legal
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231/1 Gogarloch Syke
 SOUTH GYLE, EDINBURGH, EH12 9JF



THE LOCATION

The property is situated in the north-west district of Edinburgh ideally placed for local shopping, transport, educational, recreational and business facilities (Edinburgh Business Park is five minutes walk from the property).

There is an excellent bus service within walking distance of the property which will take you east into the city centre and beyond or west to Edinburgh Airport and the outskirts, there is also South Gyle train station which is five minutes walk from the property. Nearby Edinburgh Park Station has train links to Glasgow Falkirk and Stirling.

The Edinburgh City Bypass is within a few 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.





THE PROPERTY

231/1 GOGARLOCH SYKE

An excellent opportunity has arisen to acquire this two bedroom ground floor flat, making for an ideal first-time-buyer or buy-to-let opportunity while being well located within the popular South Gyle area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in immaculate decorative order, while briefly comprising; entrance hallway with a large shelved storage cupboard as well as a cloak cupboard and an open plan, partially tiled lounge/kitchen/diner which was fitted approx. 2014 and benefits from an integrated 4 gas hob/oven, extractor hood, breakfast bar, under-unit lighting and bay window. There are also two spacious double bedrooms, one of which is currently used as a home office and a three-piece, partially tiled bathroom which was also fitted approx. 2014 with an overhead shower with waterfall shower head, a chrome heated towel rail and an extractor fan.

This property also benefits from; secure door entry system, gas central heating, full double glazing, installed approx. 2014 and communal garden grounds surrounding the property, including bin storage. There is an allocated parking space to the rear of the property as well as on-street parking to accommodate for residents and visitors alike to the front.



AN IMMACULATE GROUND FLOOR FLAT
IDEAL FOR A FIRST-TIME-BUYER OR
BUY-TO-LET OPPORTUNITY



PROPERTY SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.47m (17'11") x 3.94m (12'11")
Bedroom 1	3.25m (10'8") x 2.98m (9'9")
Bedroom 2	3.38m (11'1") x 2.12m (6'11")
Bathroom	2.23m (7'4") x 1.68m (5'6")

Gross internal floor area (m²): 52m²

EPC Rating: C

Extras (Included in the sale): Fridge, freezer, washing machine and all fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

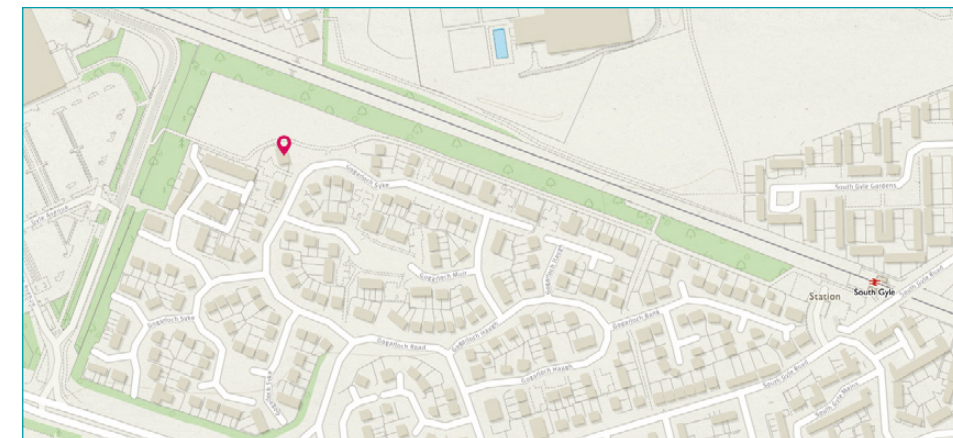
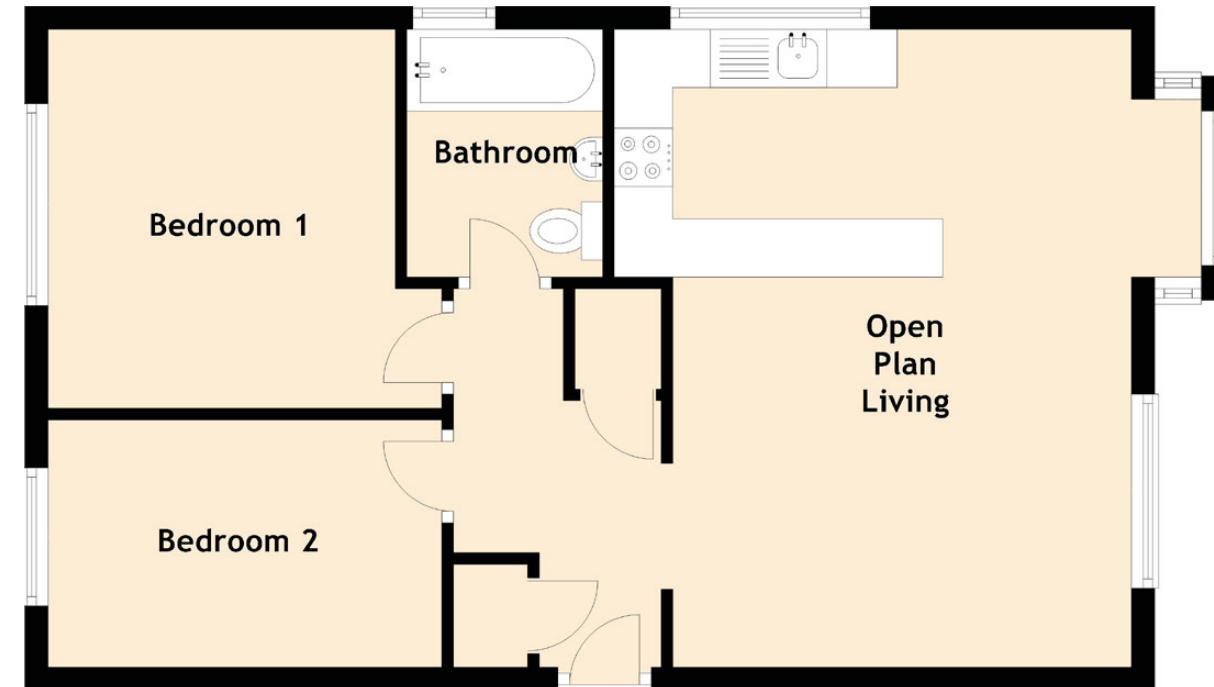


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