





McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

2 Gogarloch Muir

EDINBURGH, EH12 9JL

THE AREA

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.

Gyle Shopping Centre







2 GOGARLOCH MUIR









THE PROPERTY

This desirable end terraced family home is located is in a quiet cul-de-sac in a sought after residential estate in the Gyle. The property is ideal for couples and small families and benefits from a front and back garden with the front garden being laid to gravel and monobloc to facilitate off-street parking.

The spacious accommodation briefly comprises on the ground floor an entrance hall, living room, dining kitchen with access to the conservatory. The conservatory is a valuable addition to this home creating excellent living or dining space. French doors open from here to the back garden that has been laid to gravel for ease of maintenance.

A carpeted stair leads to the upper landing with two double bedrooms each with fitted wardrobes. The family bathroom is tiled and benefits from vanity storage.

In walk in condition this home needs to be viewed to appreciate all the attributes on offer.



























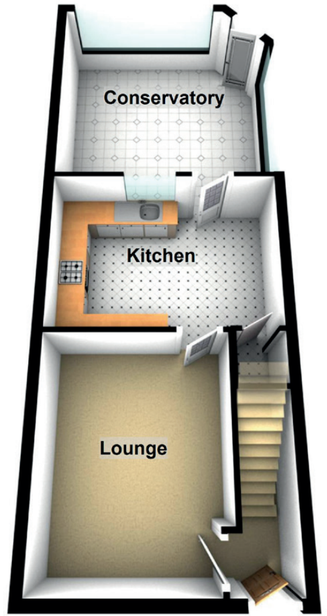


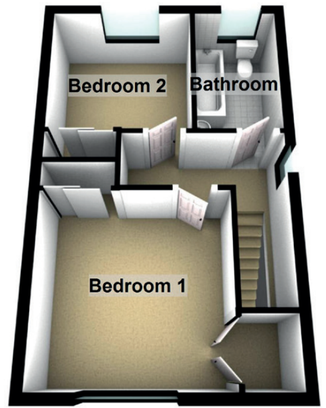




THE BATHROOM & BEDROOMS

FLOOR PLAN | DIMENSIONS | MAP





Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.20m (10'6")
Kitchen	4.20m (13'9") x 3.00m (9'10")
Conservatory	4.20m (13'9") x 4.00m (13'1")
Bedroom 1	3.20m (10'6") x 2.85m (9'4")
Bedroom 2	2.60m (8'6") x 2.50m (8'2")
Bathroom	2.40m (7'10") x 1.50m (4'11")

Gross internal floor area (m^2) - $74m^2$

EPC Rating - D

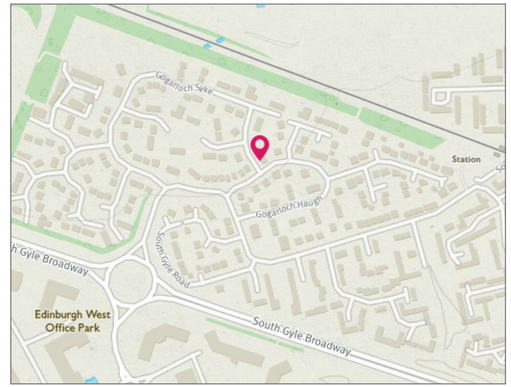


Image credit: https://www.edinburgh.gov.uk/maps/





McEwan Fraser Legal

Solicitors & Estate Agents

Part Exchange Available

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



Text and description
JAYNE SMITH
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk