




## 16 Dunipace Road, South Gyle, Edinburgh, EH12 9GH

Immaculately Presented, Modern, Four-Bedroom, Semi-Detached Home with Gardens & Allocated Parking

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

espc rightmove  Zoopla  
find your happy



# Property Description

Immaculately presented, modern, four-bedroom, semi-detached, family home, with private gardens and allocated parking space. Located in a family-friendly development in the popular South Gyle area, west of Edinburgh city centre.

Comprises an entrance hallway, a living room, a dining kitchen, four flexible bedrooms, a family bathroom, an en-suite shower room and a ground-floor WC.

Ready-to-move-in, highlights include a stylish integrated kitchen, modern bathroom suites, and contemporary lighting throughout. In addition, there is gas central heating, double glazing, and good storage provision.

Externally, the property benefits from a small front garden to the front; an enclosed rear garden featuring a PVC decked patio, a paved path, a synthetic turf lawn and a store shed; and an allocated parking space.

Furthermore, this modern development offers additional on-street parking, visitors' parking bays and landscaped communal grounds.

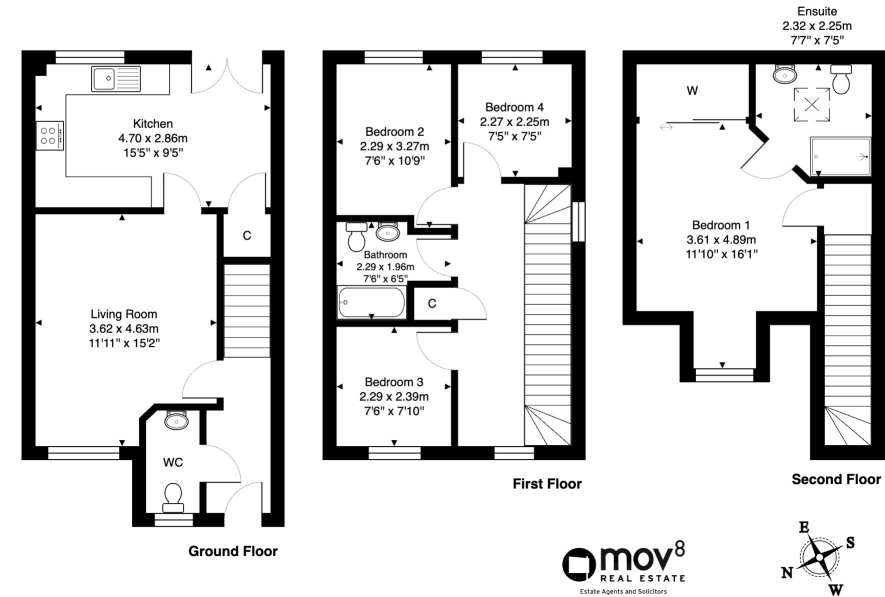
A welcoming entrance affords access to the carpeted stairs leading to the upper hall, to a convenient ground-floor WC, and to the front-facing public room. The tastefully finished lounge features light decor, carpeted flooring, and a wall-mount TV point; whilst set off the lounge, to the rear, a stylish kitchen offers space for dining, a built-in storage cupboard, and patio doors leading to the garden. Modern fitted units include stone effect worktops, a tiled surround, a sink with a drainer, and an integrated oven, gas hob, dishwasher, and fridge/freezer.

On the first floor, three well-finished bedrooms are set to each aspect, featuring carpeted flooring, with bedrooms two and three also featuring a wall-mount TV point. Set internally off the first-floor hall, the bathroom is fitted with a modern three-piece suite including partially tiled splash walls. On the second floor, a spacious master bedroom offers a generous room, finished with carpeted flooring, light decor, a built-in wardrobe and an en-suite shower room with a Velux-style window.

16 Dunipace Road, Edinburgh, EH12 9GH

Approximate Gross Internal Area: 102.3 m<sup>2</sup> ... 1101 ft<sup>2</sup>

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.



# Area Description

South Gyle is a popular residential area on Edinburgh's western periphery and is ideal for both the city commuter and those working outwith, offering quick and easy access to the major routes on the western side of town, to the city bypass and M8 motorway. Adjacent to Edinburgh Business Park, the Gyle Shopping Centre offers a good variety of high-street names, an M&S store and a Morrisons supermarket. While, the bustling shopping streets of Corstorphine are also nearby,

with numerous cafes, restaurants and independent retailers, as well as open green spaces. A frequent bus and tram service provides easy access to the city centre, with South Gyle and Edinburgh railway stations also just a short distance away. The property is also well-placed for Edinburgh College, and Napier and Heriot-Watt universities.







## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

