



## 137 Gyle Park Gardens, Corstorphine, Edinburgh, EH12 8NU

Light and Immaculately Presented, Two-Bedroom, Upper Villa, with a Garden and Garage

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# Property Description

Light and immaculately presented, two-bedroom, upper villa, with a private garden and a garage. Conveniently located in a leafy cul-de-sac, with a central green, in the Corstorphine area, west of Edinburgh city centre.

Comprises an entrance porch and stairway, hall, living/dining, kitchen, two double bedrooms and a bathroom.

Tastefully finished throughout in light neutral decor, highlights include a stylish fitted kitchen and bathroom, contemporary flooring and lighting. In addition, there is gas central heating, double glazing, good storage provision, including an attic, and a generous garage located adjacent.

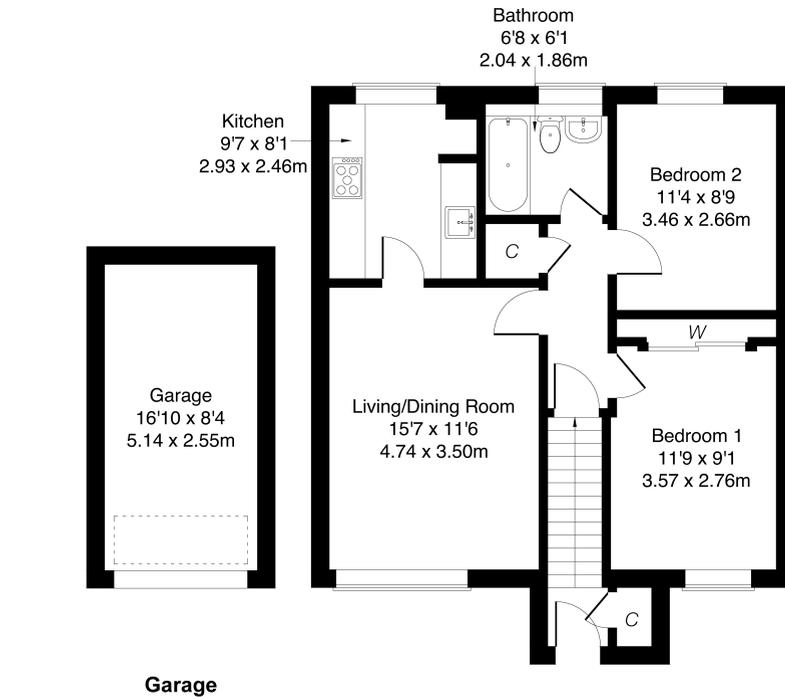
Externally, an enclosed and secluded garden includes a decked terrace, fruit trees and established shrubbery.

A bright entrance porch, with cupboard storage, opens to a carpeted staircase and a welcoming hallway, with further built-in storage. A spacious reception room benefits from plenty of natural light, from a wide window, and offers a versatile floor plan for both lounge and dining furniture. The stylishly presented room conveniently opens into a kitchen, fitted with neutrally toned units, stone-effect worktops and metro-tiled splashbacks. The kitchen includes a five-burner, range-style cooker, a dishwasher and a washing machine, with space for a fridge/freezer.

Two tastefully presented, carpeted bedrooms offer good-sized, flexible spaces, with the main bedroom further benefiting from integrated wardrobe storage.

Completing the accommodation, a naturally lit bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring.

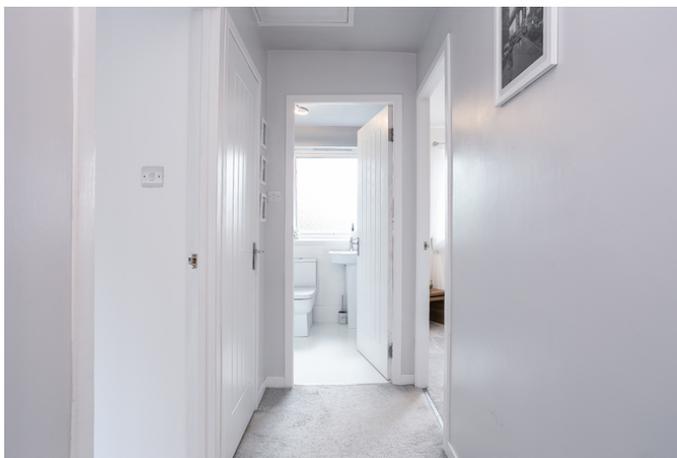
**137 Gyle Park Gardens, Edinburgh EH12 8NU**  
Approximate Gross Internal Area: (796 sq ft - 74 sq m.)



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

# Area Description

Corstorphine is a sought-after, established residential area with a historic village centre surrounded by an extensive range of housing types. A west-of-city location makes for quick access to the city centre, city bypass, Gyle and Gogarburn. There is local shopping throughout with a range of amenities on St. John's Road, whilst a 24-hour Tesco superstore and the nearby Hermiston Gait Retail Park and Gyle shopping centres offer an extensive range of high-street names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill are found in the area, whilst leisure facilities include a David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and further afield and a range of highly-regarded nurseries and schools at all levels.





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