



62 South Gyle Wynd, Edinburgh, EH12 9HJ

Beautifully Presented One-Bedroom, Upper Villa with Allocated Parking

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Property Description

Beautifully presented, one-bedroom, main door upper villa, of an established development with an allocated parking space. Located in the sought-after residential area of South Gyle, west of Edinburgh city centre.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, a double bedroom, and a bathroom.

An ideal starter home, with all furnishings and appliances available for inclusion in the sale. Light and tastefully finished, there is a fitted kitchen, a modern, fully-tiled bathroom, gas central heating and double glazing. In addition, there is good integrated storage provision, including a bedroom wardrobe, a loft and an external store.

Externally, there is a shared drying yard to the rear, with a private store shed, whilst ample residential parking is to the front and rear. This popular development also offers an excellent base for the Gyle business district and superb transport links, including its rail station.

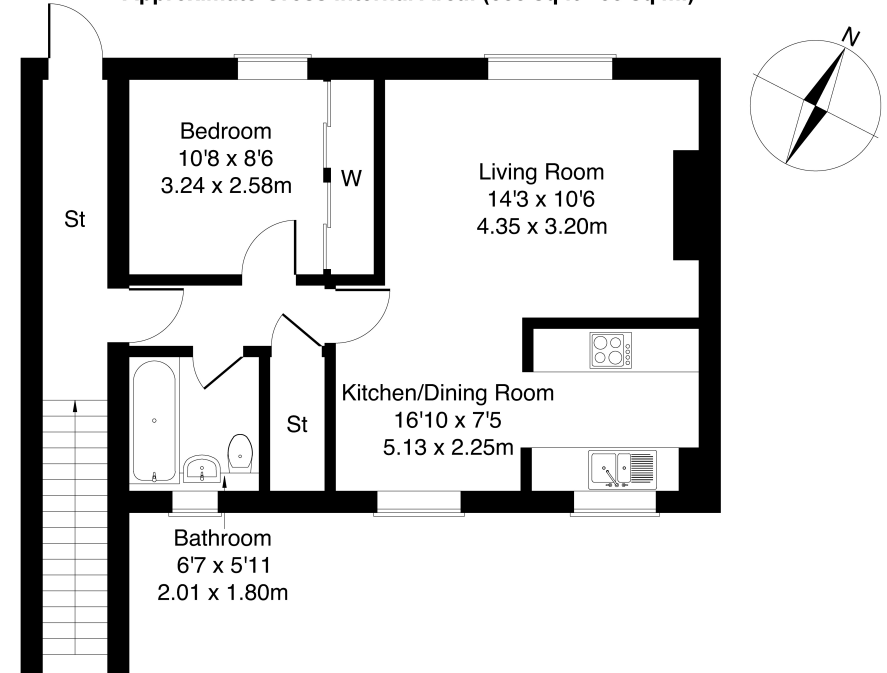
Upon entering, you are welcomed into a well-presented property featuring wood-effect flooring, with a carpeted lounge located at the rear—offering ample space for entertaining and filled with natural light throughout. To the right, the open-plan kitchen and dining area provides room for a dining set and is fitted with a modern kitchen that includes granite-effect countertops, a stylish tiled splashback, a sink with drainer, integrated double oven and gas hob with canopy extractor, as well as a washing machine, dishwasher, and fridge/freezer.

The spacious bedroom benefits from carpeted flooring and generous built-in mirrored wardrobes, while the property is completed by a fully tiled three-piece bathroom suite featuring a shower over the bath and a ladder-style heated towel rail.



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Approximate Gross Internal Area: (588 sq ft - 55 sq m.)



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 sought-after residential area on the western edge of Edinburgh, well-suited to city commuters and those working further afield, thanks to excellent transport links via the city bypass, M8 motorway, and other major routes. Situated next to Edinburgh Business Park, the area also benefits from the nearby Gyle Shopping Centre, which hosts a range of high-street retailers, an M&S, and a Morrisons supermarket.

high street is close at hand, offering a selection of cafes, restaurants, independent shops, and green spaces. Regular bus and tram services provide direct routes into the city centre, while South Gyle and Edinburgh Park railway stations are conveniently located. The area is also ideally placed for access to Edinburgh College and both Napier and Heriot-Watt universities.





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