



Property Description

Tastefully presented, exceptionally spacious and highly versatile, this impressive five-bedroom detached family home is set within generous garden grounds and benefits from a multi-vehicle driveway. Ideally positioned within the sought-after South Gyle residential area, to the south of Edinburgh city centre, the property offers flexible accommodation perfectly suited to modern family living. Comprises an entrance hallway, living and dining room, kitchen, four double bedrooms, a single bedroom, two en-suite showers, a family bathroom and a WC.

Highlights include a large and stylish fitted kitchen with real wood worktops, extensive wood flooring, and underfloor heating for the first floor. Further highlights include modern, spacious bathrooms, glass balustrades for the stairway, solar panels, an alarm system, and a CCTV system. In addition, there is HIVE gas central heating, double glazing, and superb storage, including two loft spaces. Externally, the property benefits from a flexible driveway, a lawn and a store shed to the front; and a large patio garden to the rear enclosed with privacy fencing.

A welcoming entrance opens into the main hallway, providing access to most of the ground-floor accommodation, along with a convenient WC and a useful storage cupboard. To the front of the property, the bright and generously proportioned dual-aspect living and dining room creates an impressive open-plan space, further enhanced by French patio doors to the rear, opening directly onto the expansive patio garden.

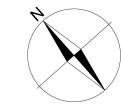
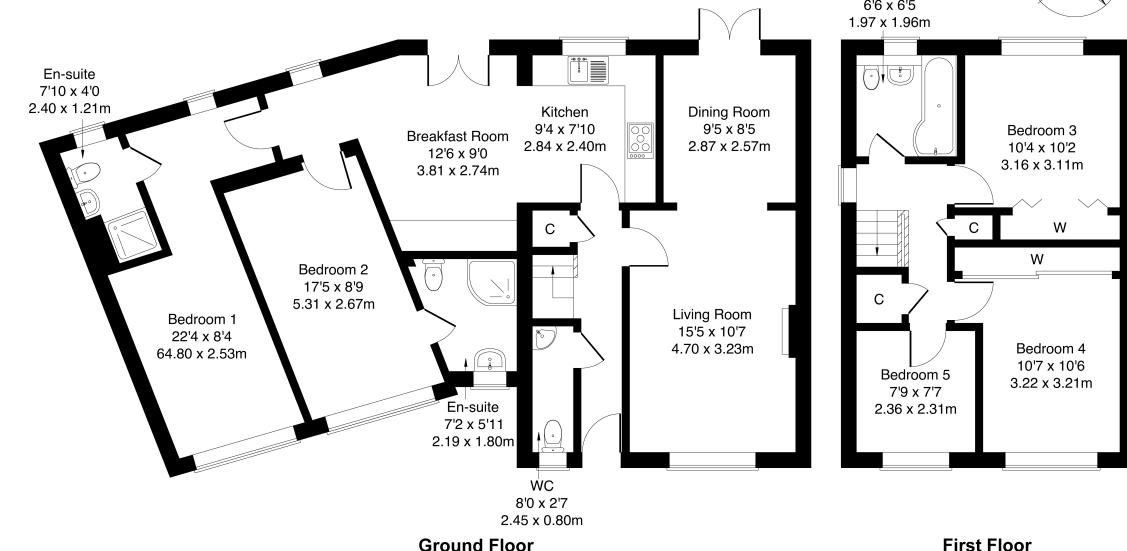
To the rear, the stylish fitted kitchen is finished with real-wood worktops, tiled splashbacks and a sink with a drainer and a spray pull-tap. Appliances include an integrated double oven, a 5-ring gas hob, a dishwasher, and a freestanding washing machine, with the American-style fridge/freezer available by separate negotiation. Open-plan to the kitchen is a further dining and breakfasting area with additional fitted kitchen units and French patio doors providing direct access to the patio garden, creating an ideal space for entertaining and family living.

Also on the ground floor are two generous double bedrooms, both benefiting from contemporary en-suite shower rooms. The upper level hosts three further well-proportioned bedrooms, with bedrooms three and four featuring built-in wardrobes. Completing the accommodation is a family-sized bathroom, fitted with a three-piece suite including a shower over the bath, tiled splashbacks and a ladder-style radiator.



25 Gogarloch Road, Edinburgh, EH12 9JA

Approximate Gross Internal Area: (1410 sq ft - 131 sq m.)





Area Description

South Gyle is a highly desirable residential district on Edinburgh's western edge, ideal for commuters and those working further afield due to excellent transport links, including the city bypass, M8 motorway, and other major routes. Adjacent to Edinburgh Business Park, residents benefit from the nearby Gyle Shopping Centre, which features a variety of high-street shops, an M&S, and a Morrisons supermarket. The nearby Corstorphine High Street offers a lively mix of cafes, restaurants, independent shops, and green spaces. Frequent bus and tram services provide direct access to the city centre, while South Gyle and Edinburgh Park railway stations add further convenient commuting options. The area is well positioned for access to Edinburgh College and both Napier and Heriot-Watt universities.











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