



128/5, Gylemuir Road, Edinburgh, EH12 7US

Beautifully Presented, Three-Bedroom, Modern, First Floor Flat

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Property Description

Beautifully presented, three-bedroom, triple-aspect, first-floor apartment, forming part of a modern, residential development. Conveniently located in the desirable Corstorphine area, west of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, three bedrooms, and a shower room.

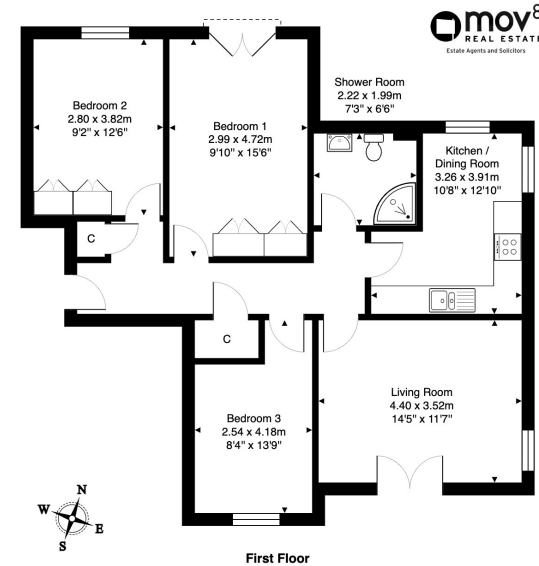
Tastefully finished throughout, highlights include a stylish, integrated kitchen, a modern shower suite, and contemporary flooring. In addition, there is gas central heating, double glazing and superb storage provision.

With private residents' parking, this factored development also has a secure entry system and well-maintained landscaped garden grounds.

A welcoming entrance hall provides access throughout the home and features two useful storage cupboards. The bright and tastefully finished living room enjoys a dual-aspect outlook, enhanced by a south-facing Juliet balcony, two pendant light fittings, and attractive wood-effect flooring, creating an inviting space for relaxing and entertaining. Set just off the lounge, the contemporary kitchen/dining room also enjoys a dual aspect, allowing for excellent natural light, and offers ample room for dining furniture. Fitted with modern base and wall units, complementary worktops, and easy-maintenance flooring, the kitchen includes a sink with drainer and a full range of integrated appliances, including an oven, gas hob, fridge/freezer, dishwasher, and washing machine.

Bedrooms one and two are both well-proportioned double rooms, each benefiting from carpeted flooring and built-in wardrobes. The third bedroom is a further generous double, finished in light neutral decor with carpeted flooring and plenty of space for freestanding furnishings. Completing the accommodation, the stylish, fully tiled shower room is fitted with a modern suite and features a rainfall shower. This superb apartment offers bright, well-balanced accommodation in a desirable location, ideal for professionals, families, or those seeking excellent links to the city centre and surrounding amenities.

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Gross Internal Area: 81 sq m. / 872 sq ft.

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 highly desirable and well-established residential area, centred around a historic village hub and offering a broad mix of housing styles. Its sought-after west-of-city location provides swift access to the city centre, the city bypass, and key destinations including The Gyle and Gogarburn. A wide range of local amenities can be found along St. John's Road, with independent retailers, cafes, and restaurants, while also being complemented by larger retail options at a 24-hour Tesco superstore, Hermiston Gait Retail Park, and The Gyle Shopping Centre, all within proximity. The

area is rich in green spaces, including several family-friendly parks and the scenic woodlands of Corstorphine Hill. Local leisure facilities include a David Lloyd Club, various golf courses, and the popular Edinburgh Zoo. Corstorphine is well served by frequent public transport links and benefits from a strong selection of highly regarded schools and nurseries at all levels.





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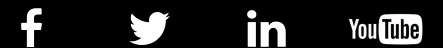
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Estate Agents and Solicitors



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