



218 South Gyle Wynd, South Gyle, Edinburgh, EH12 9HN

Well Presented, Two-Bedroom, Mid-Terrace House.

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Property Description

Well presented, two-bedroom, mid-terrace house with private gardens, set in a quiet residential development, conveniently located in South Gyle, to the west of Edinburgh city centre.

Comprises an; entrance vestibule, hall, living/dining room, kitchen, two double bedrooms and a bathroom.

Features include gas central heating, double glazing, TV and telephone points, and good integrated storage, including an attic.

Externally the property benefits from a private rear garden with a lawn, patio and timber shed, whilst there is a small garden to the front and ample resident's parking to the rear of the property.

The entrance vestibule has space for outerwear and opens into the hall which has laminate flooring and carpeted stairs leading up to the landing. With French doors to the rear garden, the bright living room also features wood laminate flooring, inset downlights and has ample space for lounge and dining furniture.

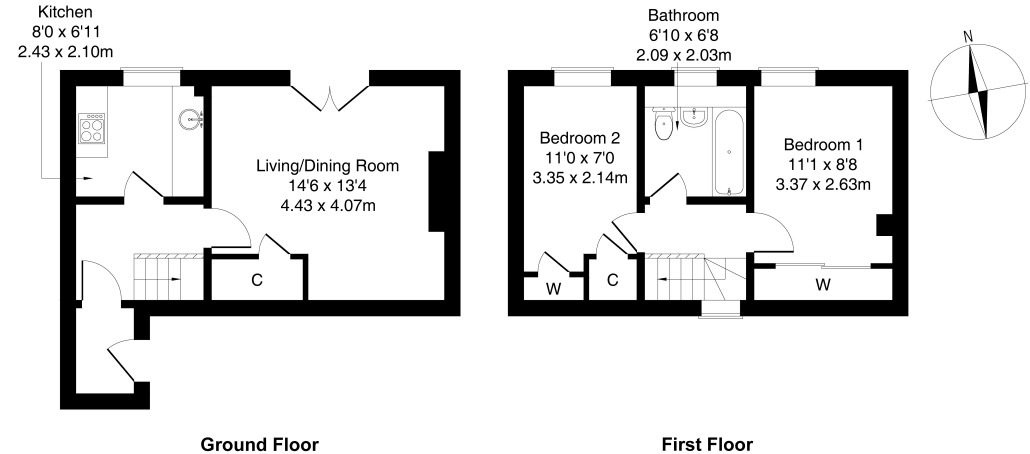
The kitchen is fitted with contemporary units, wood effect worktops, a stainless steel sink and tiled splashbacks. Appliances include an integrated gas hob, electric oven and extractor hood, with a freestanding fridge/freezer.

Upstairs, rear-set bedroom one features carpeted flooring and a built-in wardrobe with sliding mirror doors, whilst bedroom two likewise has carpeted flooring, a built-in wardrobe and a storage cupboard.

Completing the accommodation, the well-appointed, fully tiled bathroom is fitted with a modern white three-piece suite with an electric shower over the bath and a chromed ladder radiator.

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Approximate Gross Internal Area: (635 sq ft - 59 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 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, and close to the Royal Bank headquarters at Gogar, the Gyle Shopping Centre offers a good variety of

high-street names, an M&S store and a Morrisons supermarket. The bustling shopping streets of Corstorphine are also nearby. A frequent bus and tram service provides easy access into the city centre, with South Gyle railway station also just a short distance away. The property is also well-placed for Edinburgh College, and Napier and Heriot-Watt universities.





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