



## 93 Gogarloch Syke, Edinburgh, EH12 9JD

Beautifully Presented and Spacious, Four-Bedroom, Semi-Detached Family Home

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# Property Description

Beautifully presented and spacious, four-bedroom, semi-detached family home with gardens, driveway, and a carport. Set on an end-of-cul-de-sac plot, in an established modern development in the South Gyle area, west of Edinburgh centre.

Comprises an entrance hall, living and dining rooms, kitchen, utility, conservatory, four flexible bedrooms, a study, an en-suite shower room, and a family bathroom.

Highlights include a stylish fitted kitchen, upgraded luxury bathrooms, and contemporary flooring and internal doors. In addition is gas central heating, double glazing, multiple TV points, and good storage, including a loft.

Externally, there is a driveway and car-port to the front; an enclosed garden features a patio, lawn, shed, planting beds and extensive shrubbery.

This sought-after development provides maintained communal grounds, additional visitor parking bays and has superb transport links.

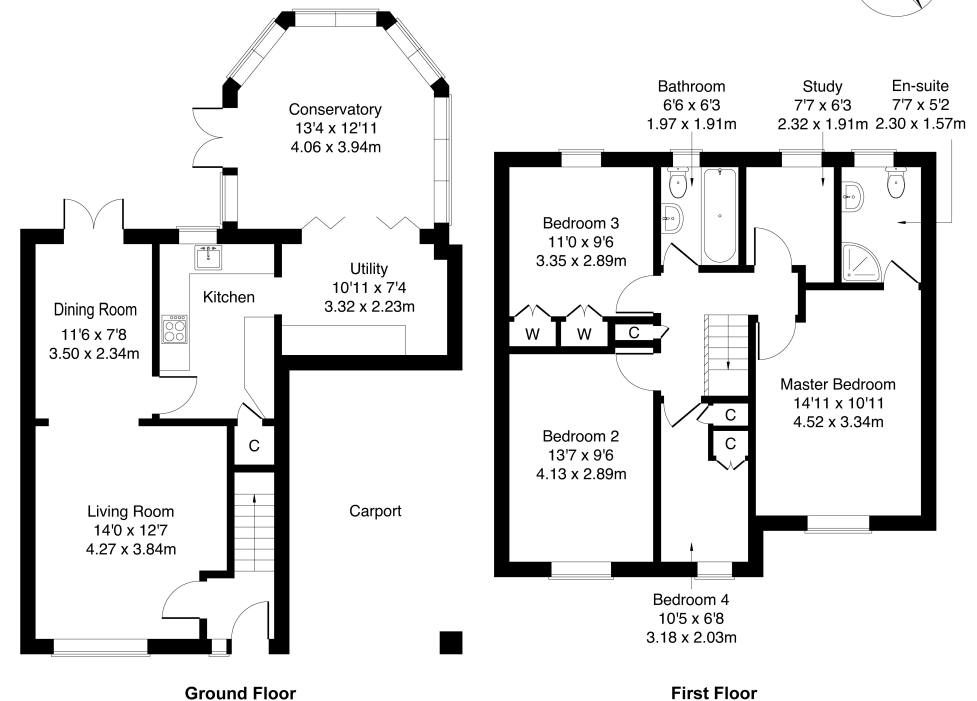
The ground floor opens with a welcoming entrance hall giving access to all main rooms. The spacious living room features wood-effect flooring and a stylish central light fitting, creating a bright and comfortable space. Adjoining this is the dining area, complete with French doors that open onto the rear garden, ideal for family meals or entertaining. The modern fitted kitchen is designed for convenience and style, with matching wood-effect flooring, stone-effect worktops and splashback, and a stainless steel sink with drainer. Integrated appliances include a washing machine, dishwasher, double oven, and electric hob with extractor. A useful built-in storage cupboard adds practicality. At the rear, there is a utility room with a TV point and a light-filled conservatory enhanced by recessed lighting, providing an extra versatile living area.

Upstairs, the master bedroom offers generous proportions and is complemented by a modern en-suite shower room. Two additional double bedrooms provide plenty of space for family members or guests, while a fourth bedroom, ideal as a child's room or home office, adds further flexibility. Each bedroom is well-lit and carpeted for comfort, with space for wardrobes and storage. A separate study provides an additional dedicated work or hobby space. The family bathroom features a contemporary three-piece suite, tiled flooring, a stone-effect countertop, tiled splashback, a rainfall shower over the bath, and an anthracite ladder-style radiator.



**93 Gogarloch Syke Edinburgh EH12 9JD**

Approximate Gross Internal Area: (1335 sq ft - 124 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 highly desirable residential area on the western edge of Edinburgh, offering excellent connectivity and local amenities. Perfect for city commuters and those travelling further afield, the location benefits from superb transport links via the city bypass, M8 motorway, and other major routes. Edinburgh Business Park is close by, making it a convenient choice for professionals, while The Gyle Shopping Centre provides a wide selection of high-street retailers, an M&S, and a Morrisons

supermarket. Nearby Corstorphine boasts a vibrant high street with an array of cafes, restaurants, independent shops, and green spaces for outdoor leisure. Regular bus and tram services offer direct routes into Edinburgh city centre, and both South Gyle and Edinburgh Park railway stations are within easy reach. The area is also well-placed for education, with Edinburgh College and Napier and Heriot-Watt universities all easily accessible.













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