



206 South Gyle Mains, Edinburgh, EH12 9ER

Beautifully Presented, Two-Bedroom, Mid-Terraced Home with Gardens & Allocated Parking Space

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Property Description

Beautifully presented, two-bedroom, mid-terrace villa, with gardens and an allocated parking space. Located in the sought-after residential area of South Gyle, west of Edinburgh city centre.

Comprises an entrance hall, a semi-open-plan living/dining room and kitchen, two double bedrooms, and a family bathroom.

Tastefully finished throughout, features include a fitted kitchen with appliances, a modern bathroom suite, gas central heating and double-glazing. In addition, there is good integrated storage provision, and stylish modern flooring running continuously on both levels.

Externally, the property benefits from a small front garden; whilst to the rear, there is a garden patio including a store shed and access to the residential parking.

This popular development also offers an excellent base for the Gyle business district and superb transport links including its own rail station.

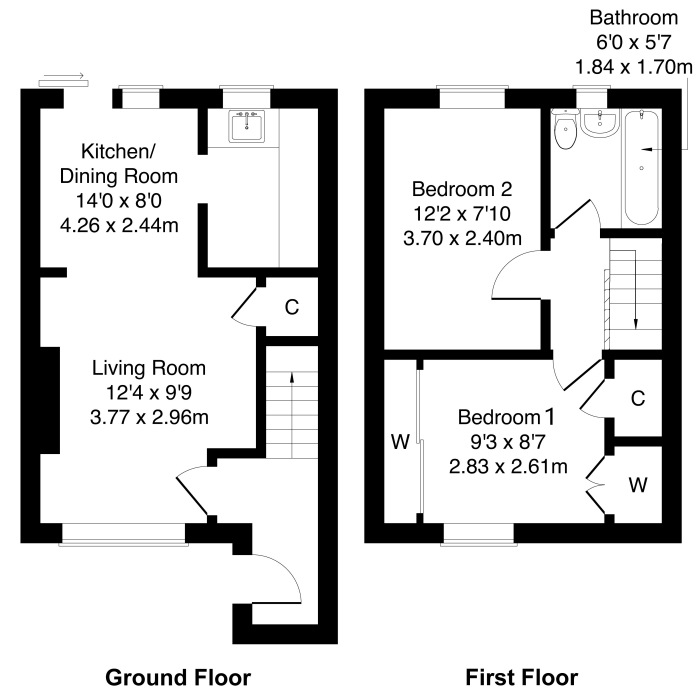
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and opens into a semi-open plan living/dining room and kitchen. Enjoying a dual aspect allowing plentiful natural light, the public room features wood effect flooring throughout, a built-in understair cupboard, a fireplace for the lounge area, and patio doors for the dining area leading to the rear garden. Set to the rear, a fitted kitchen includes stone effect worktops, a tiled surround, a sink with a drainer, and a freestanding fridge/freezer and washing machine.

Bedroom one is set to the front, offering superb built-in storage with a large mirrored wardrobe and two further storage cupboards; as well as featuring wood effect flooring and a wall-mount TV point. A further well-sized and finished bedroom is set to the rear, offering ample space for freestanding furnishing. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (603 sq ft - 56 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, the Gyle Shopping Centre offers a good variety of high-street names, an M&S store and a Morrisons supermarket.

While, the bustling shopping streets of Corstorphine are also nearby, with numerous cafes, restaurants and independent retailers, as well as open green spaces. A frequent bus and tram service provides easy access to the city centre, with South Gyle and Edinburgh railway stations 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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