



238 South Gyle Mains, Edinburgh, EH12 9ES

Light & Well-Presented, Two-Bedroom, Main Door, Lower Villa with Private Garden

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Property Description

Light and well-presented, two-bedroom, main door lower villa, with a private garden. Located in the sought-after residential area of South Gyle, west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, a family bathroom, and a flexible study/office.

Finished with light decor throughout, features include a fitted kitchen with appliances, a newly updated bathroom, and contemporary flooring. In addition, there is good storage provision, gas central heating and double-glazing.

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

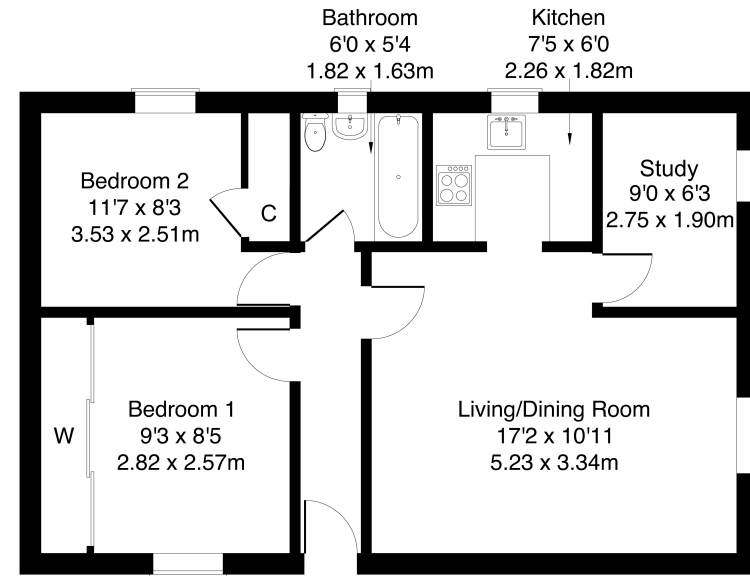
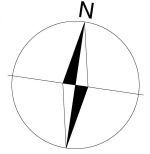
A welcoming entrance hall affords access throughout the majority of the property, with a bright spacious living room set to the front, with a side aspect window, offering a generous room for both living and dining furniture and wood effect flooring continuing into a flexible study/office. Set off the lounge, to the rear, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround, a sink with a drainer; an integrated oven, a gas hob and a fridge/freezer.

Bedroom one is set to the front, offering a spacious room for freestanding storage, and features carpeted flooring and a large built-in wardrobe. A further well-sized bedroom is set to the rear, similarly finished with carpeted flooring and built-in storage. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including an electric shower over the bath and panelled splash walls.



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Approximate Gross Internal Area: (667 sq ft - 62 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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