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133/3 Gylemuir Road, Edinburgh, EH12 7DL

Beautifully Presented, Two-Bedroom, Triple-Aspect, Ground-Floor Flat

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Property Description

Beautifully presented, two-bedroom, triple-aspect, ground floor flat, forming part of a modern, factored residential development. Located in a quiet cul-de-sac position, in the desirable Corstorphine area, west of Edinburgh city centre.

Comprises a vestibule, hall, living room, kitchen/diner, two double bedrooms, and a bathroom.

Highlights include a front-facing bay window, a fitted kitchen with appliances, a stylish bathroom, and contemporary flooring. In addition, there is gas central heating, double glazing, TV and telephone points, and integrated bedroom wardrobes.

The development provides secured entry, well-maintained communal halls, shared bicycle storage, landscaped grounds and extensive residents' and visitors' parking.

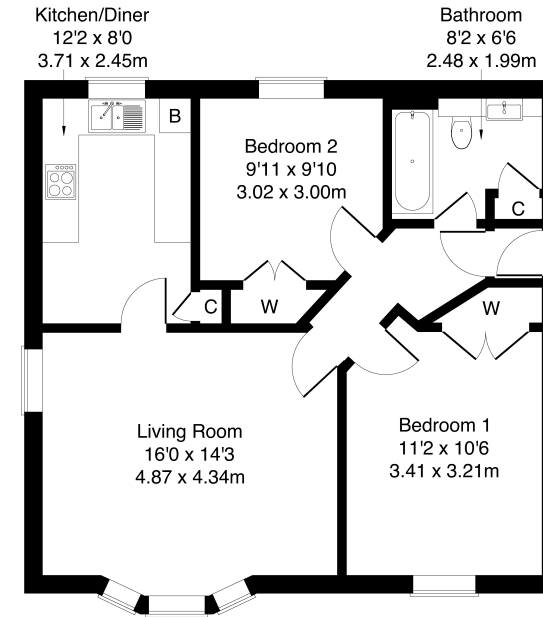
The vestibule opens into a welcoming hall, featuring a secured entry system handset, plain coving, and space for outerwear. A spacious, dual-aspect living room is set to the front and features a bay window allowing plentiful natural light, TV and phone points, modern flooring, coving and a central light fitting. The kitchen is set to the rear, off the living room, and features a built-in cupboard, and modern units including stone-effect worktops, a sink with a drainer, a tiled surround; a freestanding washing machine and fridge/freezer; and an integrated oven, gas hob and canopy.

Two well-proportioned double bedrooms are set to opposite aspects, finished with light decor, plain coving, built-in wardrobes, and pendant light fittings. Completing the accommodation, a stylish bathroom is set internally off the hall, fitted with a contemporary suite including a mains shower over the bath, tiled flooring and walls, a ladder-style radiator, and a built-in store cupboard.



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Approximate Gross Internal Area: (700 sq ft - 65 sq m.)



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 sought-after, established residential area with a historic village centre surrounded by an extensive range of housing types. A west-of-city location makes for quick access to the city centre, city bypass, Gyle and Gogarburn. There is local shopping throughout with a range of amenities on St. John's Road, whilst a 24-hour Tesco superstore and the nearby Hermiston Gait Retail Park and Gyle shopping

centres offer an extensive range of high-street names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill are found in the area, whilst leisure facilities include a David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and further afield and a range of highly-regarded nurseries and schools at all levels.





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