



Estate Agents and Solicitors

## 32 Dunipace Road, Edinburgh, EH12 9GH

Beautifully Presented, Two-Bedroom, Modern, Mid-Terrace Home

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# Property Description

Beautifully presented, two-bedroom, modern, mid-terrace home, with gardens and residential parking. Set 'off-street' in a quiet, factored, residential development, in the sought-after South Gyle area, to the west of Edinburgh city centre.

Comprises a living room, dining/kitchen, two double bedrooms, a family bathroom and a ground-floor WC.

With tasteful decor throughout, features include a modern fitted kitchen and bathroom suites, and a high-end garden office with power and lighting.

In addition, there is gas central heating, double glazing, contemporary flooring, and good storage provision.

Externally, there is a lawn and paved path to the front, whilst an enclosed rear garden features a lawn and a paved patio.

A further highlight is a self-contained garden room or office, with electric heating and a broadband connection.

The development also offers additional, unrestricted on-street parking and visitor spaces, and well-maintained communal grounds including a children's playground.

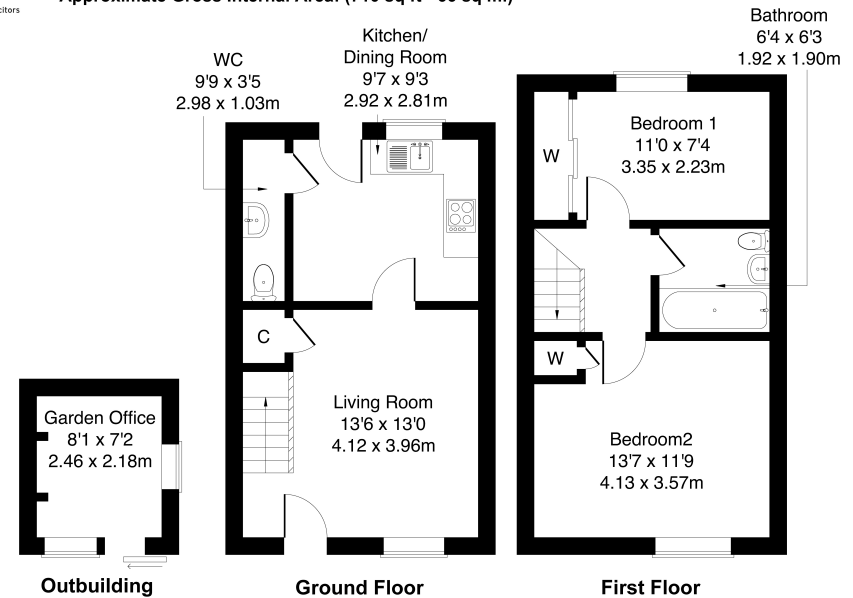
The entrance opens to the front-facing lounge, featuring a built-in, under-stair storage cupboard, modern wood-effect flooring, access to the kitchen and the carpeted stairway to the first floor. Rear-facing, the dining/kitchen has stylish flooring, a door to the garden, and gives access to the WC with a two-piece suite. Modern fitted units include stone-effect worktops with matching up-stands, a sink with a drainer, an integrated double oven, a gas hob and a canopy.

On the first floor, bedroom one overlooks the rear garden and features built-in mirrored wardrobes and carpeted flooring. Bedroom two is set to the front, with carpeted flooring, a built-in store cupboard and further fitted storage solutions.

Completing the accommodation, the family bathroom is set internally and is fitted with a three-piece suite, including a mains mixer shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (710 sq ft - 66 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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