



## 7 Gogarloch Haugh, South Gyle, Edinburgh, EH12 9JG

Beautifully Presented & Spacious, Four Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Beautifully presented and spacious, four-bedroom, modern detached family home with gardens, a driveway and an integrated garage. Set on a corner plot, in a modern family-orientated development in the South Gyle area, west of Edinburgh centre. Comprises an entrance hallway, living room, dining room, kitchen, conservatory, three double bedrooms, a single bedroom, an en-suite shower room, a family bathroom and a ground-floor WC.

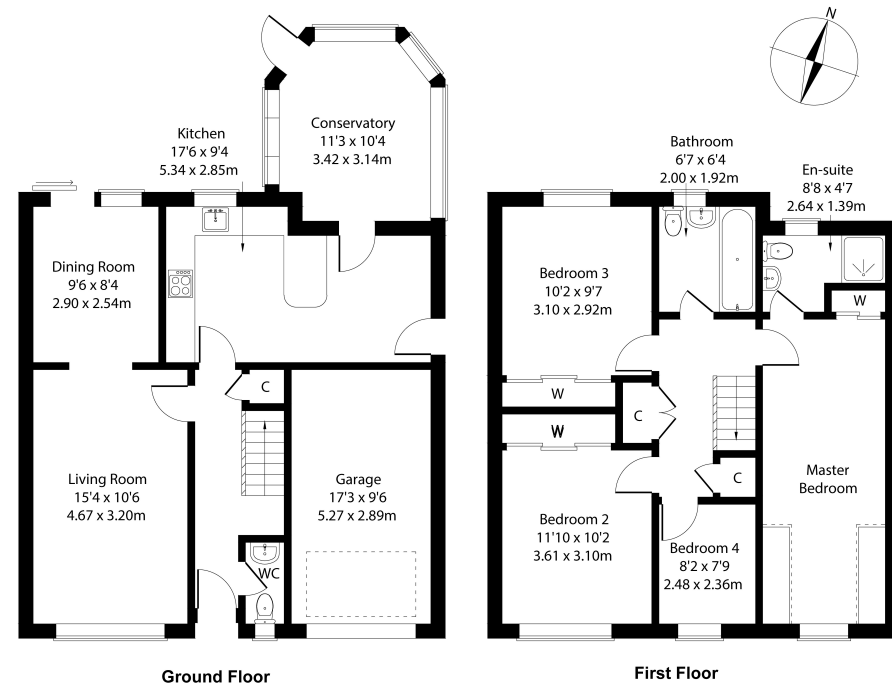
Rarely available, light and tastefully finished with quality fittings, ready-to-move-in. Highlights include a stylish integrated kitchen with real wood worktops, modern bathroom suites, and contemporary flooring. In addition, there are quality internal doors, a glass balustrade, HIVE gas central heating and double glazing; whilst fitted blinds are also included in the sale. Furthermore, there are multiple TV points; and superb storage including a loft and a garage with power and lighting.

Externally, there is a synthetic lawn and a double driveway to the front with exterior feature lighting; and to the rear is an enclosed garden with a synthetic lawn and patio. This sought-after development provides maintained communal grounds, additional visitor parking bays, and offers superb transport links.

A welcoming entrance hall affords access throughout the majority of the ground floor rooms, including a convenient WC, and features two light fittings and wood effect flooring extending throughout the public rooms. Set to the front, a generously sized living room has a south-facing window allowing plentiful natural light and ample space for freestanding lounge furniture; whilst to the rear, it opens into the dining room which features sliding doors to the garden. The kitchen is set to the rear, with a breakfast area, access to a conservatory which offers a further family area, and a side aspect door to the sidepath. Modern fitted units include real wood worktops, a sink with a separate instant hot tap and a spray pull tap; an integrated oven, an electric hob, a washing machine, a dishwasher and a fridge; whilst also included, is a freestanding American-style fridge/freezer housed in the garage.

The upper hall features two built-in cupboards, and affords access throughout the first floor. To the front, the spacious master room has carpeted flooring, a built-in wardrobe with mirror sliding doors and an en-suite shower room. Bedrooms two and three are set to opposite aspects, similarly well-sized and finished with carpeted flooring and built-in wardrobes; whilst bedroom four is set to the front, and offers flexibility for a possible home office/study. Completing the accommodation, the family-size bathroom is fitted with a modern three-piece suite, an electric shower over the bath, tiled splash walls and a ladder-style radiator.

**mov<sup>8</sup> REAL ESTATE** 7 Gogarloch Haugh, Edinburgh EH12 9JG  
Estate Agents and Solicitors Approximate Gross Internal Area: (1593 sq ft - 148 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, and close to the Royal Bank headquarters at Gogar, the Gyle Shopping Centre offers a good variety of high-street names, an M&S store and a

Morrisons supermarket. The bustling shopping streets of Corstorphine are also nearby. A frequent bus and tram service provides easy access into the city centre, with South Gyle railway station 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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