



## 77 Gyle Park Gardens, Edinburgh, EH12 8NQ

Light, Spacious and Beautifully Presented, Flexible One-Bedroom, Lower Villa with Gardens

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# Property Description

Light, spacious and beautifully presented, flexible one-bedroom, lower-villa with private gardens. Conveniently located in a quiet cul-de-sac with a central green, in the Corstorphine area, west of Edinburgh city centre.

Comprises an entrance porch, living room, kitchen, conservatory, inner hall, two double bedrooms, and a bathroom.

Highlights include a stylish integrated kitchen, gas central heating, double glazing and good storage provision.

Externally, there is low maintenance landscaping to the front, with an enclosed and secluded garden including professional landscaping and a store shed.

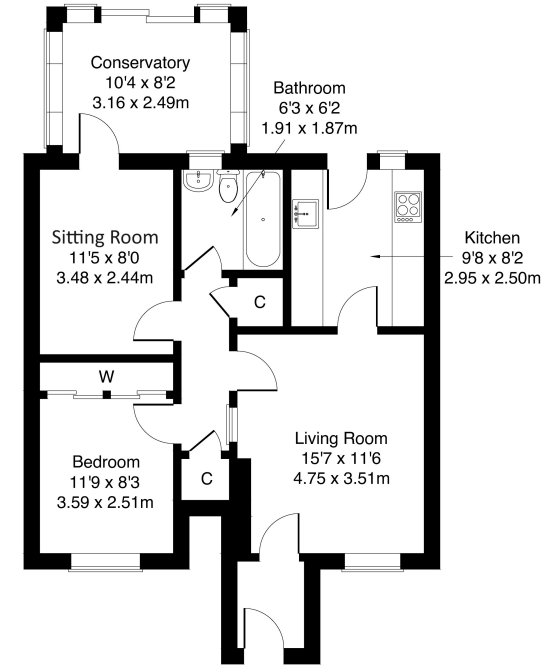
A welcoming entrance porch opens onto a front-facing living room, enjoying a southerly-aspect allowing plentiful natural light, finished with carpeted flooring, light decor, and a central light fitting. Set off the lounge, with access to the garden, the kitchen is fitted with modern units, stone effect worktops, a splashback surround, a sink, an integrated hob and eye-level oven.

To the rear, a further public room, offers space for a dining room or potential guest bedroom if desired; whilst set off, is a conservatory leading to the rear garden. Set to the front, a spacious double bedroom features carpeted flooring, light decor, and a built-in wardrobe with mirrored sliding doors. Completing the accommodation, the bathroom has a rear-facing window, and is fitted with a three-piece suite including a shower over the bath.



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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

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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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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