



**390 SOUTH GYLE MAINS, SOUTH GYLE
EDINBURGH, EH12 9ET**

**OFFERS OVER
£150,000**

We are delighted to bring to market this extremely engaging, beautifully presented upper flat located in a cul-de-sac in the popular residential area of South Gyle. The property is flooded with natural light and has a very tranquil ambiance provided by the contemporary colour schemes. The property is in good decorative order throughout with gas central heating and double glazing. There is plenty of storage, benefitting from a garage and store below.

ACCOMMODATION

Hall, sitting room / dining room, kitchen, double bedroom, bathroom, store cupboard, garage with driveway and further store cupboard.

VIEWING

By appointment with Purdie & Co. 0131 346 7240.



Purdie & Co
**Solicitors &
Estate Agents**

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The property forms part of an established residential development, situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping requirements with many high street shops and services. Further amenities can be found in neighbouring Corstorphine, which offers a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. A frequent bus service provides quick and easy access into the City Centre and the South Gyle railway station is only a short walk from the property (approx. 5 mins), with links to Edinburgh's Waverly Station, Glasgow and beyond. The property is also conveniently located for access to the Edinburgh tram network. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.

The flat is accessed from an external stair running along the side of the house, which leads to the front door on the first floor. The front door opens onto a light hall with laminate flooring and radiator, lit with recessed down lighters.

The spacious and airy sitting room / dining room has views to the front of the property provided by two large windows. The beautiful mantle piece with open flame gas fire forms a delightful focal point in the room, with recessed shelving in one corner. The opposite corner has space for a dining table and chairs. The laminate flooring is continued through from the hall.

The kitchen looks out to the rear of the building and is fitted with a series of wall and base mounted units and a contrasting roll top work surface. The built in gas hob, electric oven, extractor hood, fridge/freezer and washing machine and will be included in the sale.

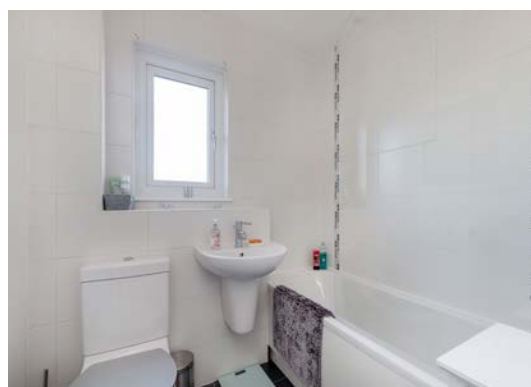
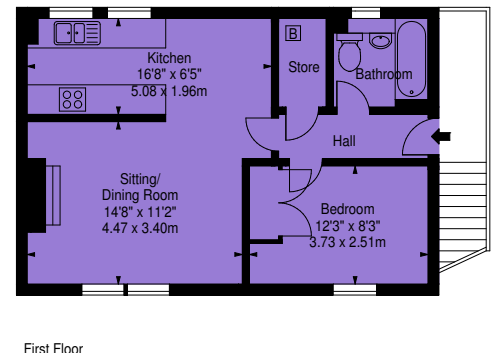
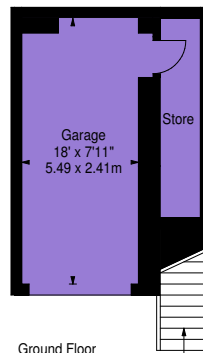
The lovely double bedroom benefits from built in wardrobes, also has a view to the front of the building, whilst the fresh, modern bathroom is situated to the rear. The white bathroom suite comprises bath (with shower and shower screen over), wash hand basin and WC.

The property forms part of a leafy communal landscaped courtyard with a monoblock driveway providing access to the private garage.

**390 South Gyle Mains,
Edinburgh, EH12 9ET**



Approx. Gross Internal Area
495 Sq Ft - 45.99 Sq M
Garage & Store
Approx. Gross Internal Area
201 Sq Ft - 18.67 Sq M
For identification only. Not to scale.
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While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.



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