



Offers Over

£160,000

185 South Gyle Wynd

South Gyle | Edinburgh | EH12 9EZ

Neilsons are delighted to offer on to the market this well presented main door lower villa, which enjoys an attractive cul-de-sac location in the highly sought after South Gyle area of Edinburgh. The property has been tastefully decorated throughout and would undoubtedly appeal to first-time buyers, professionals and those looking to downsize.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  EPC Rating – D
-  Council Tax Band - B



Description

The internal space briefly comprises: entrance hallway with useful storage, stylish fitted kitchen/dining room with integrated appliances, open plan light and airy reception room with French doors accessing outside seating area, well-proportioned double bedroom with fitted wardrobes and contemporary spacious bathroom with separate shower enclosure. Further benefits include gas central heating (new boiler installed 2023), double glazing and house alarm.



Extras

All fitted floor coverings, wall mounted TV in bedroom, and surround sound system in living room will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Parking

The property has an allocated parking space to the rear which is currently fenced off to create a small outside seating area. A yearly fee of is payable to South Gyle Residents Association for the upkeep of communal grounds.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

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 facilities 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. Frequent bus and tram services provides quick and easy access into the City Centre and the South Gyle railway station is only a short walk from the property, with links to Edinburgh's Waverly Station, Glasgow and beyond. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.





Approx. Gross Internal Floor Area 45.5 Sq M / 490 Sq Ft.



Ground Floor

Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138 St John's Road
Edinburgh

Property Department

142 St John's Road
Edinburgh

City Centre

2a Picardy Place
Edinburgh

South Queensferry

37 High Street
South Queensferry

Bonnyrigg

72 High Street
Bonnyrigg

