



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**126/11 GYLEMUIR ROAD**

Corstorphine, Edinburgh, EH12 7US



Set on the third and fourth floors, this three-bedroom duplex apartment forms part of an exclusive development in sought-after Corstorphine. It is finished to high standards throughout, and offers modern interiors that are bright and spacious, including four washrooms and a private balcony with far-reaching views over Gyle Park. The home provides an appealing blank canvas for buyers and high levels of convenience too. It is on a cul-de-sac close to bus and rail links, schools, and a wide range of amenities, including nearby supermarkets, Hermiston Gait Retail Park, and the Gyle Shopping Centre.

Extras: an integrated oven, ceramic hob, and dishwasher, and a freestanding fridge/freezer, and washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## FEATURES

- Exceptional duplex apartment in Corstorphine
- Part of a sought-after modern development
- Spacious accommodation with modern décor
- Secure communal entrance and a lift service
- Welcoming central hall with generous storage
- Spacious and airy living and dining room
- Large private balcony with views over Gyle Park
- Modern breakfasting kitchen and utility room
- Principal suite with walk-in wardrobe and Juliet balcony
- Two additional double bedrooms (one with wardrobe)
- Two en-suite shower rooms with three-piece suites
- Three-piece family bathroom and a separate WC
- Well-maintained, landscaped communal gardens
- Private residents' parking and communal bike store







"AN EXCEPTIONAL DUPLEX  
APARTMENT WITH THREE  
DOUBLE BEDROOMS, FOUR  
WASHROOMS, AND A  
PRIVATE BALCONY WITH FAR-  
REACHING VIEWS"





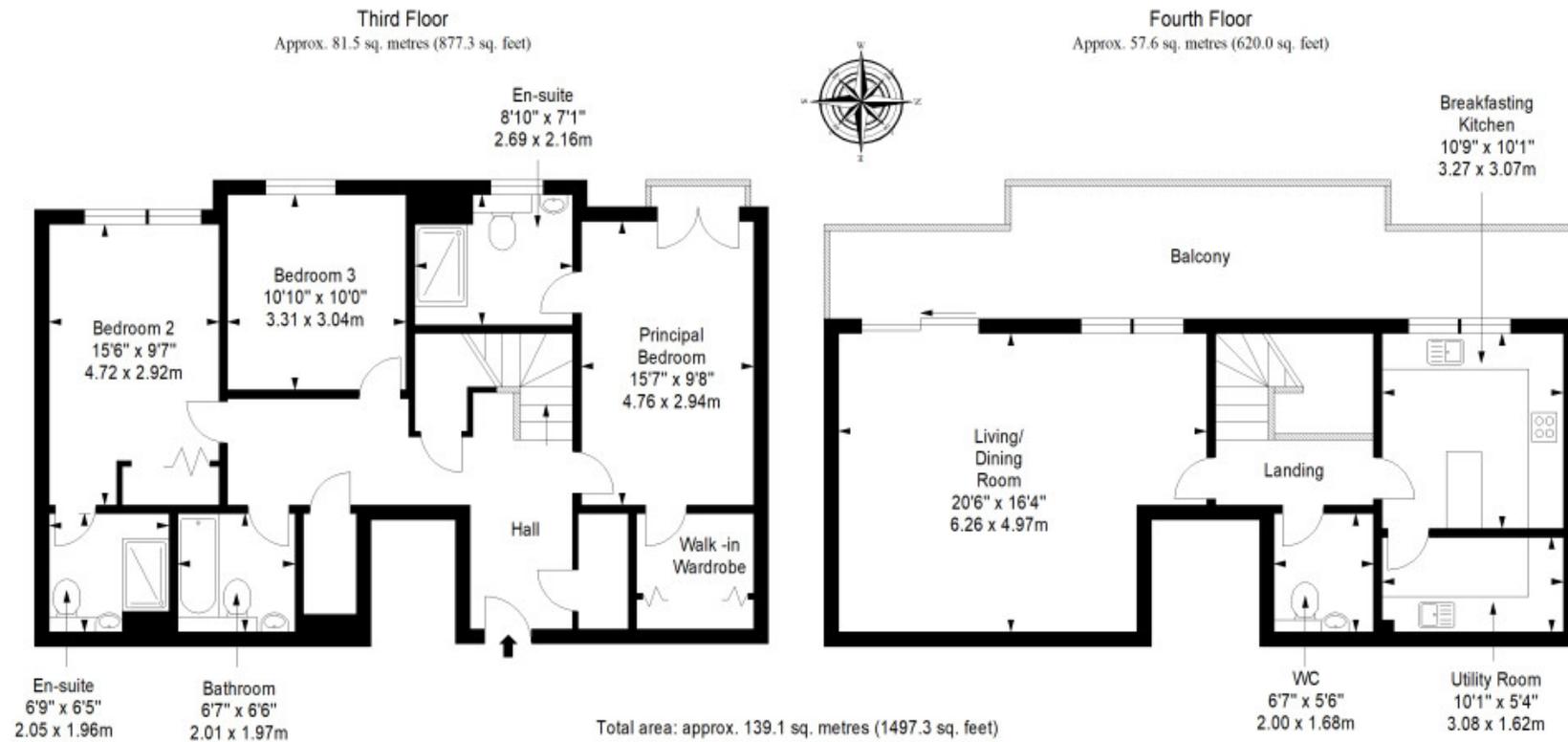
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.