



331 South Gyle Road, Edinburgh EH12 9EE
Offers Over £215,000



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Charming 2-Bed End-Terraced House on South Gyle Road, Edinburgh.

We are delighted to present this beautifully maintained two-bedroom end-terraced home, located in the highly sought-after area of South Gyle, Edinburgh.

This property offers a perfect blend of comfort, style, and convenience, making it ideal for first-time buyers, downsizers, or investors alike.

The bright and airy living room offers ample space for relaxation and entertaining. Large windows flood the room with natural light, creating a warm and inviting atmosphere.

Just off the living room you have the well-equipped kitchen which boasts contemporary fittings and generous storage space, with room for a dining table if desired.

There are also French doors, which open out to the private rear garden, perfect for alfresco dining.

Upstairs, you will find two bright double bedrooms and a modern family shower room.

This property also comes with a single garage.



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South Gyle is a well-established and sought-after suburban area located in the western part of Edinburgh. Known for its family-friendly atmosphere and excellent transport links, South Gyle offers a mix of residential and commercial properties, making it an ideal location for commuters, young professionals, and families.

Transport Links: One of the standout features of South Gyle is its excellent connectivity. The area is serviced by South Gyle railway station, providing regular train services to Edinburgh city centre, Glasgow, and other surrounding areas. The Edinburgh tram line runs nearby, with stops at Gyle Centre and Edinburgh Park, offering fast and frequent trams to the city centre, Edinburgh Airport, and beyond. There are also regular bus routes, and the Edinburgh City Bypass and M8 motorway are easily accessible for car commuters.

Shopping & Amenities: South Gyle is home to The Gyle Shopping Centre, one of Edinburgh's major shopping destinations. It hosts a variety of high street stores, supermarkets, cafés, and restaurants. Nearby retail parks and large supermarkets provide further shopping convenience.

Green Spaces: Despite its suburban nature, South Gyle offers access to green spaces for leisure and outdoor activities. There are local parks and walking paths, including the nearby Corstorphine Hill, which offers scenic views and nature trails.

Schools & Education: South Gyle is served by several well-regarded schools, both primary and secondary, making it a popular choice for families. There are also nurseries and childcare options, along with good links to further education institutions in the city.

Residential Appeal: Housing in South Gyle typically consists of modern and well-maintained properties, including flats, terraced houses, and detached homes. The area is known for being safe, quiet, and convenient, with well-kept streets and a strong sense of community.

South Gyle's combination of excellent transport options, shopping facilities, and proximity to business hubs makes it a vibrant and convenient place to live, especially for those looking for a suburban lifestyle with easy access to the city centre.

Get in touch



0131 644 6060

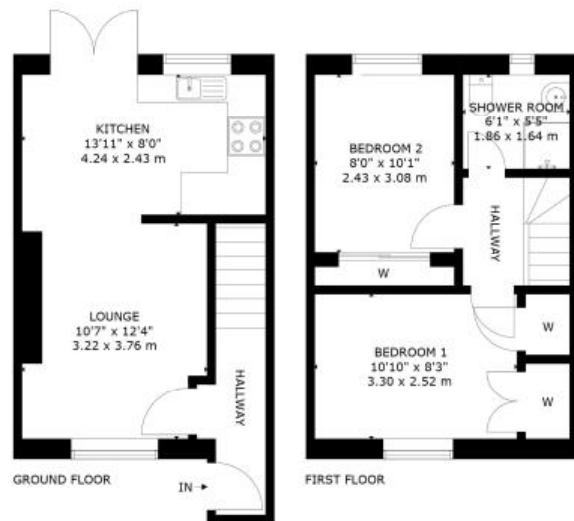


sales@monarch-legal.co.uk



monarch-legal.co.uk

Video Tour



331 SOUTH GYLE ROAD, EDINBURGH EH12 9EE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 644 SQ FT / 60 SQ M
 All measurements and figures including doors and windows are
 approximate and should be independently verified.
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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.