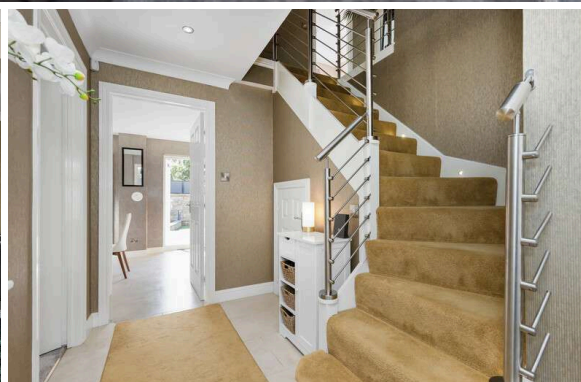




28 Gogarloch Bank
SOUTH GYLE | EDINBURGH | EH12 9LA


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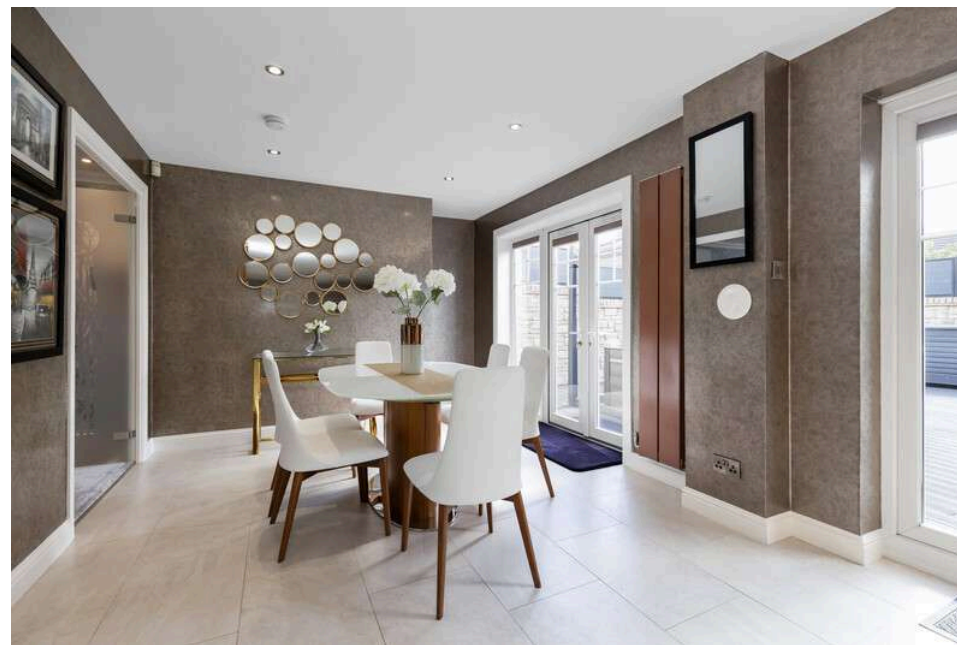
SOUTH GYLE | EDINBURGH | EH12 9LA

Magnificent, seldom available executive style detached villa, forming part of a much respected residential development, located in the hugely popular South Gyle area of Edinburgh. The property enjoys an enviable situation to the foot of an exclusive cul-de-sac, yet is beautifully placed to take advantage of all the amenities for which the area is renowned. The plot incorporates a double driveway which provides welcome off street parking and the impressive south facing landscaped back garden affords a high degree of privacy and seclusion. Internally the property is a revelation; boasting fixtures and fittings of the highest quality and with meticulous attention paid to detail, this is an outstanding family home of immense appeal.

It offers spacious, comfortable and well planned accommodation on two levels and offers a degree of flexibility in terms of use. The former double garage has been converted into a twin windowed games/cinema room but lends itself to numerous different uses according to personal preference. The living room is a particularly elegant apartment, with a modern electric fireplace and illuminated niches to either side for pleasing symmetry. Double doors with etched glass detailing give alternative access to the kitchen. The stunning, lavishly appointed kitchen is arguably the main hub of the home and falls naturally into dining and cooking zones, with bespoke two tone cabinetry and a full complement of quality integral appliances. Natural light from a window and two sets of French doors ensure an abundance of natural light and lead directly to the back garden. The ground floor accommodation is completed by a utility room and a WC compartment.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





A staircase with contemporary steel balustrade leads to the upper floor accommodation where all five bedrooms are located. The larger two bedrooms both have their own luxuriously appointed en-suites, one with Jacuzzi bath, two bedrooms are used as complete home offices and the final bedroom is used as a dressing room, with extensive built-in wardrobes. The stunning principal shower room completes the accommodation. Further benefits on offer include gas central heating, double glazing, good storage accommodation and a partially floored attic with power and lighting, whilst for the security conscious a modern intruder alarm system and external security lighting have been installed.

This exceptional property will undoubtedly appeal to the more discerning purchaser; an early viewing is highly recommended.

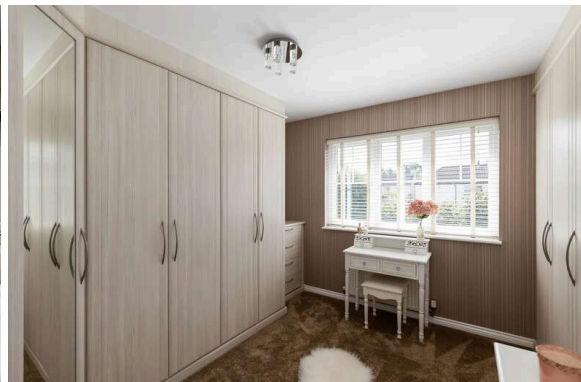
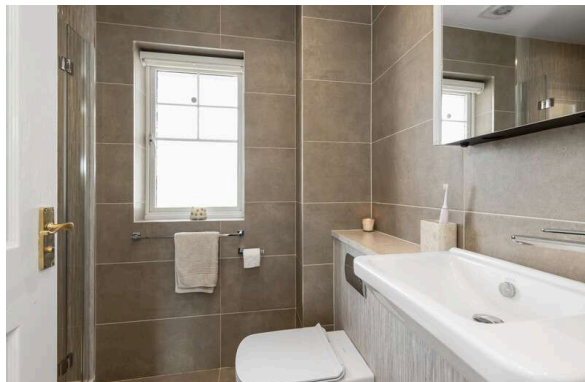
- Beautiful five bedroom detached home
- Two bedrooms with luxury en suites, one with Jacuzzi bath
- Stunning Open plan living with French doors to landscaped garden
- Two further versatile reception rooms
- Bright and spacious kitchen with high spec appliances
- Stunning steel staircase
- Gas Central Heating and Double Glazing
- Double Driveway and Off street Parking

Included - all blinds / shutters, floor coverings, kitchen appliances, washing machine and tumbler dryer, curtains in bedroom 1, downstairs radiators covers (hallway and livingroom).

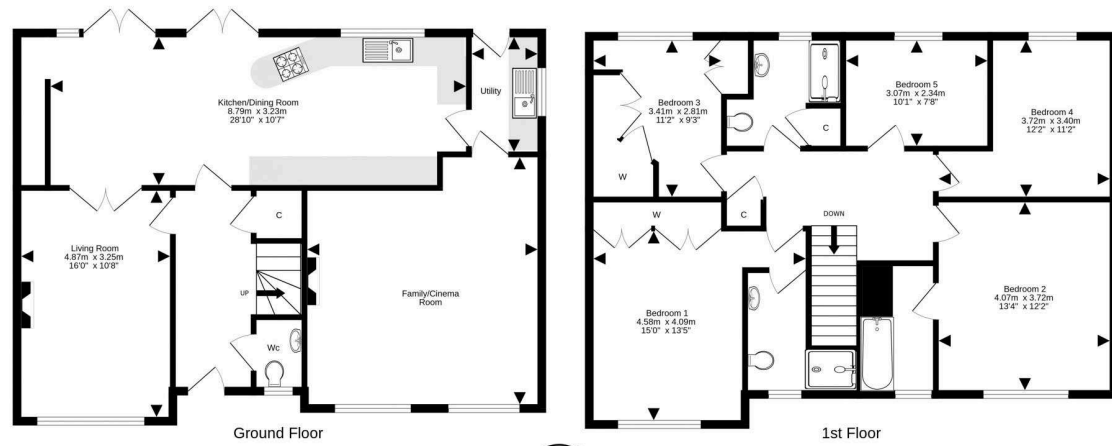
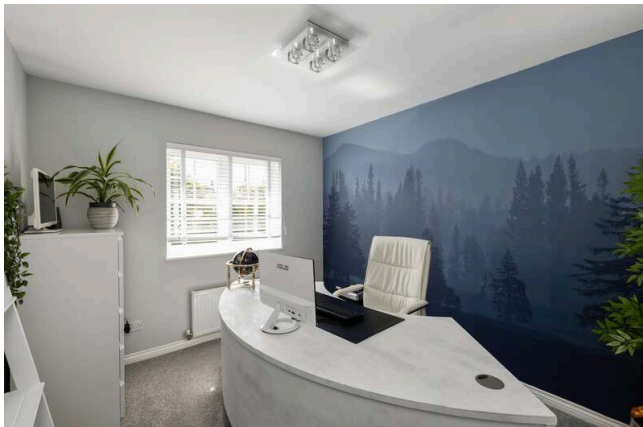
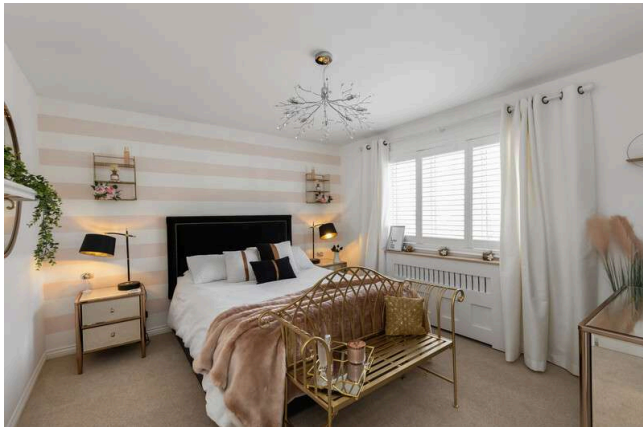
Excluded - hot tub, wall mounted TVs & sounds bars (all of which are available for separate negotiation), mirrors, bedroom 1 & 2 lighting, bedroom 2 curtains, bedroom 2 radiator cover.



The property is located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex which includes a Marks & Spencer, only a stone's throw away. Further shops, banks, buildings societies and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also beautifully positioned for those working at the Edinburgh Business Park. An efficient public transport network operates to most parts of the town and surrounding areas including the tram, within easy reach of the property, with direct transport to the airport or city centre. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport, South Gyle has its own railway station.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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