



8 North Gyle Park, Edinburgh EH12 8LE

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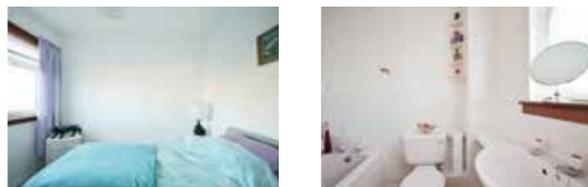


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Situation

Well presented semi detached villa in North Gyle Park which is set within a well established development and located within the extremely popular Corstorphine area of Edinburgh, west of Edinburgh City Centre.

Well located for all local amenities and in catchment area for reputable primary and secondary schools while only being a short journey away from the City Centre. Excellent bus and rail links and access to M8 motorway network providing swift commuter links to the central belt of Scotland and Edinburgh Airport.



Description

A well presented three bedroom semi-detached villa set within a cul de sac development.

The accommodation is arranged over two levels and comprises:

Ground Floor: Entrance hall, bright and spacious sitting room with French doors onto the dining room. The dining room affords access to the conservatory, which has views onto the rear garden. Well appointed kitchen with a full complement of wall mounted and floor standing units and complementary worktops. The garage can be accessed via the kitchen.

First Floor: Bedroom one with fitted wardrobes. Two further bedrooms with wardrobe space. House bathroom with three piece suite completes the accommodation.

The property is further complimented by gas central heating and double glazing. Driveway provides off street parking, leading to a single garage. Enclosed rear garden with terrace ideal for entertaining.



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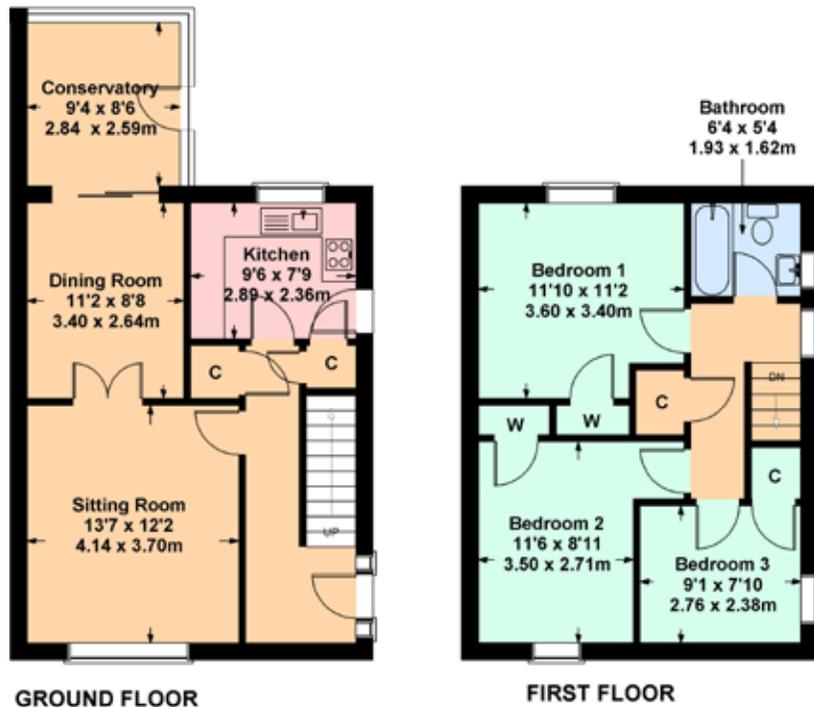
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Approximate Gross Internal Area
1,034 sq ft - 96 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2016



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

City of Edinburgh
Council Tax Band: E

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band D

Services

The property will be supplied by mains water, electricity, gas and drainage.

Local Authority

City of Edinburgh
Council headquarters
City Chambers, High Street
Edinburgh EH1 1YJ
Tel: 0131 200 2000

Property Reference 696

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

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