

157 South Gyle Wynd

SOUTH GYLE, EDINBURGH, EH12 9EY



Spacious charming one-bedroom villa in a sought-after location of South Gyle



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this charming one-bedroom villa in a sought-after location. The property is in walk-in condition, showcasing bright and welcoming interiors alongside excellent private and communal outdoor spaces.

THE LIVING ROOM



Inside, the property comprises a spacious living area with a semi-open-plan layout and resilient flooring. French doors lead directly to a private decked terrace, enhancing indoor-outdoor living.

THE KITCHEN



The fully equipped dining kitchen has a classic appearance, featuring white panel-effect cabinets, spacious worktops, and integrated appliances, including an oven, gas hob, and under-counter washing machine, dishwasher and a recently installed fridge freezer. The kitchen is complemented by a sociable seated dining area lit by twin windows.

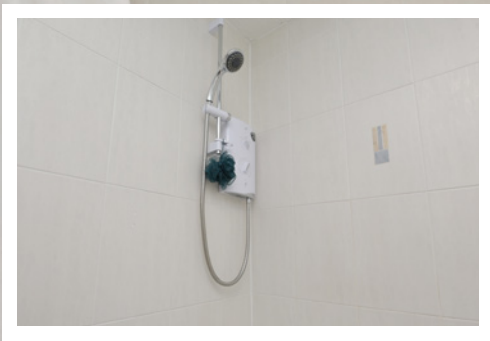




The south-facing double bedroom boasts ample space for free-standing furniture. The bright bathroom comprises a modern three-piece suite with a shower over the bath.

The villa also benefits from a very spacious storage cupboard as well as gas central heating and double glazing throughout, ensuring a warm, energy-efficient climate year-round.

THE BATHROOM

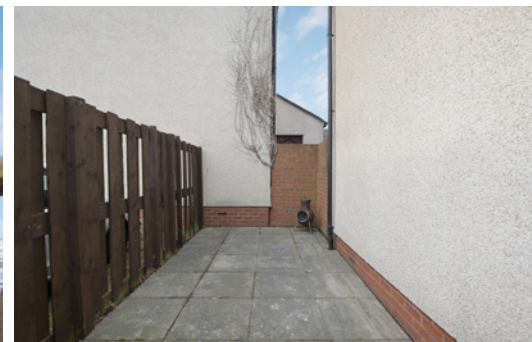


THE BEDROOM

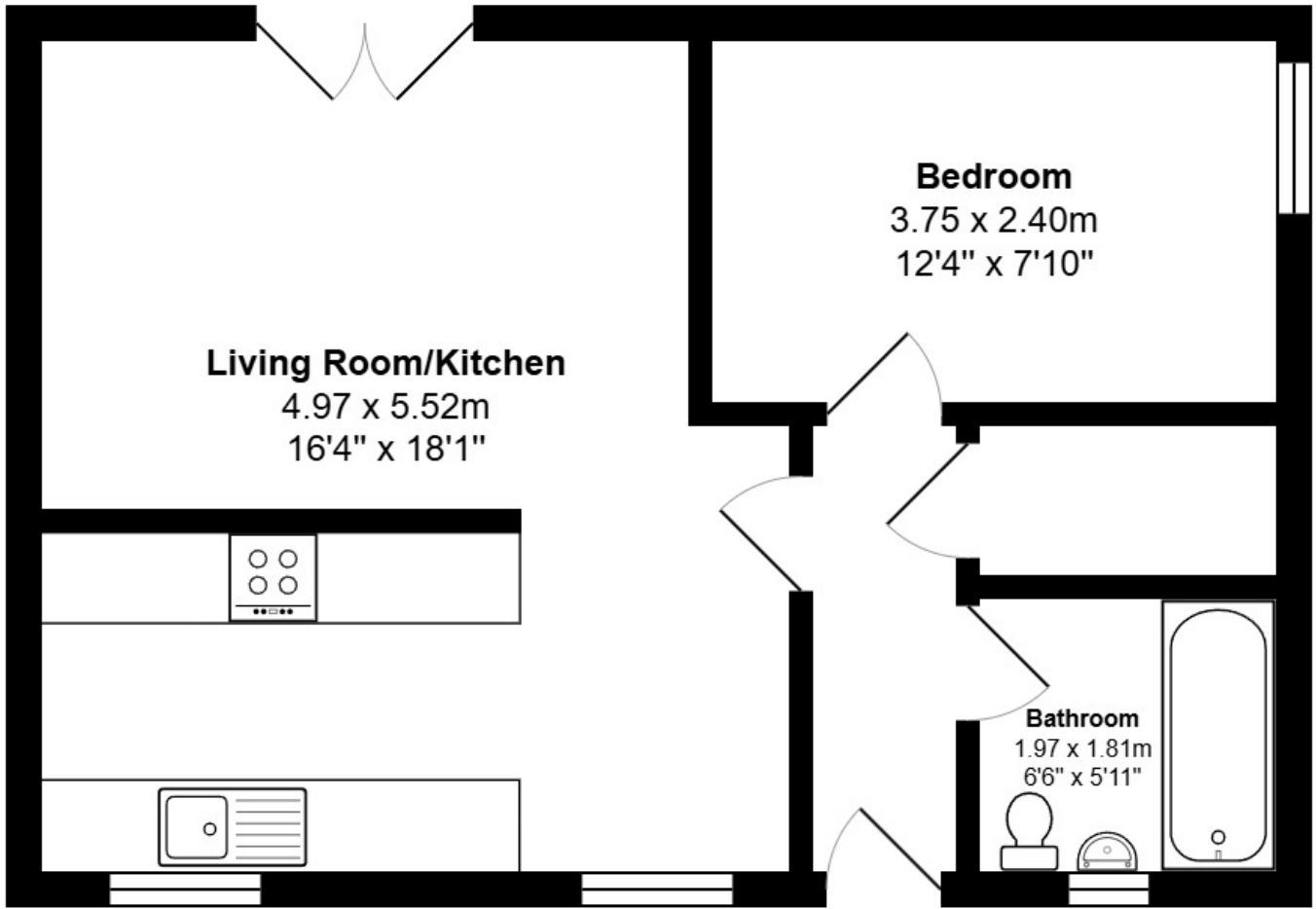


Externally, the property includes a private decked terrace with an adjoining patio and well-maintained communal grounds. Unrestricted on-street parking is available in the immediate vicinity for added convenience.

EXTERNALS

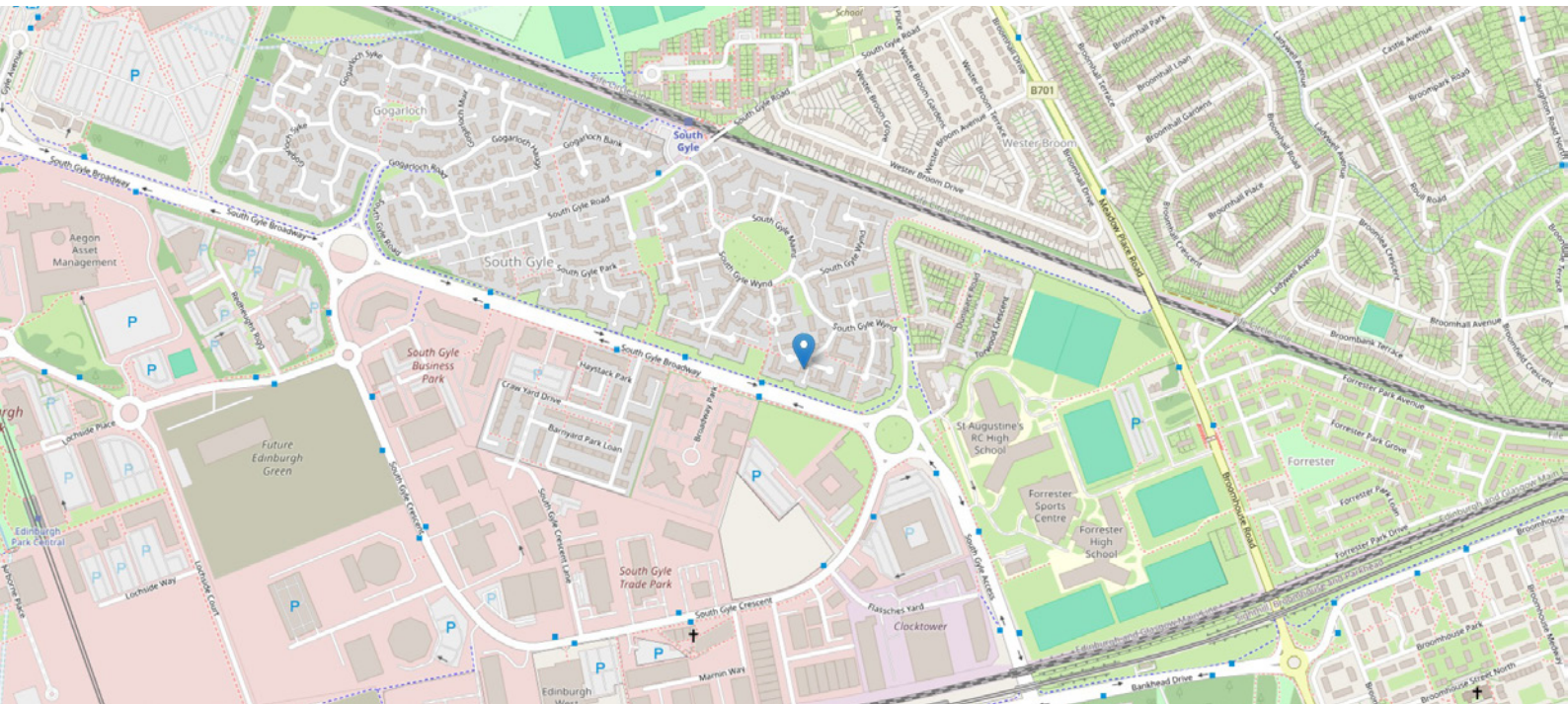


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 46m² | EPC Rating: D



THE LOCATION

South Gyle, located to the west of Edinburgh city centre, is a highly sought-after area known for its excellent amenities, convenient transport links, and family-friendly atmosphere. This vibrant suburb offers a balance of modern conveniences and easy access to the rich cultural and historical offerings of Edinburgh.





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 provide quick and easy access to 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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.