

# 46/1 North Gyle Grove

EDINBURGH, EH12 8LF



*Spacious two bedroom ground floor flat in the  
Corstorphine area of Edinburgh*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Mcewan Fraser Legal is delighted to present to the market this spacious two-bedroom ground-floor flat in the North Gyle area of Edinburgh.

# THE LIVING ROOM



Internally the property comprises;

- Spacious living area with large window flooding the room with natural light. This room offers various possibilities for furniture arrangements as well as accommodating dining space.
- The spacious kitchen benefits from an electric stove and a fan oven as well as freestanding white goods. The kitchen is accessed via the hallway.



# THE KITCHEN





- The property has one bathroom which is equipped with a three-piece white suite with a shower over the bath.
- Both bedrooms in the property are double in size and offer built-in storage, freeing up plenty of space for additional furniture.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





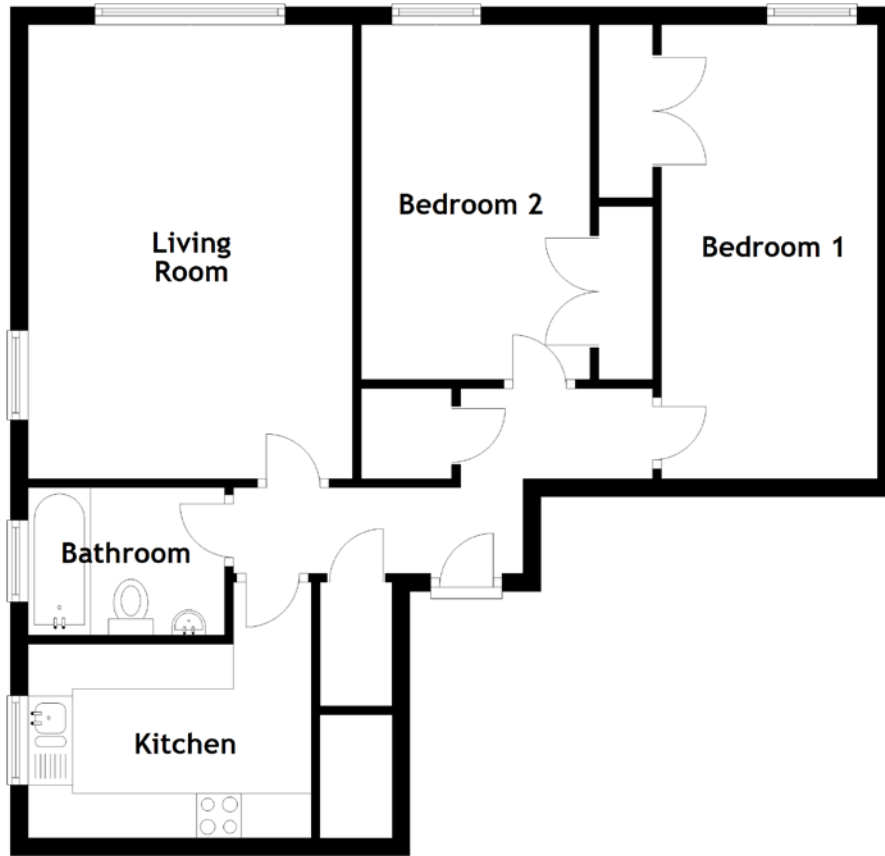
In addition, the property includes a private car-port, as well as on-street parking of which there is plenty. The flat benefits from being fully double glazed and has an electric heating system making for a warm home year-round.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

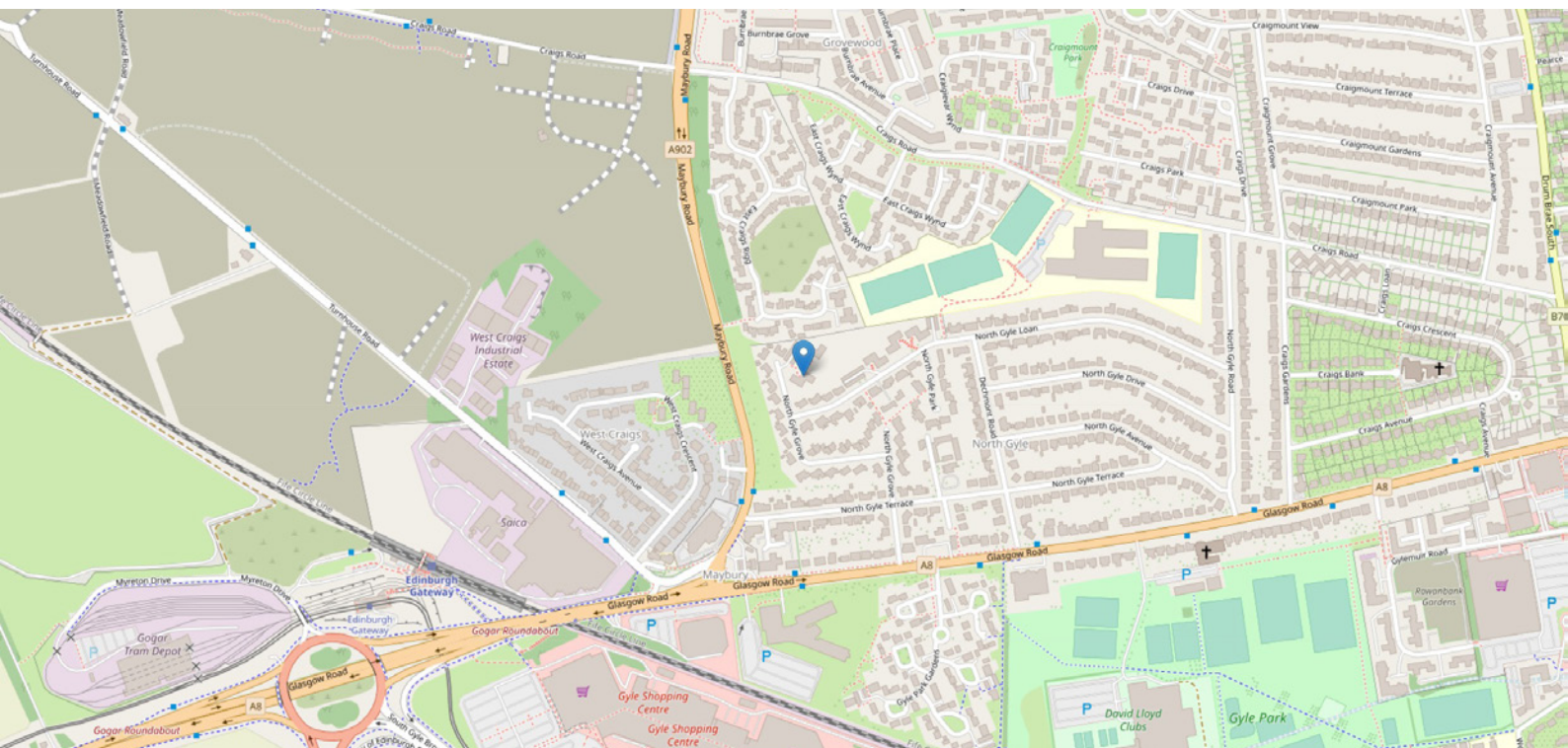


Approximate Dimensions  
(Taken from the widest point)

Living Room 5.08m (16'8") x 3.63m (11'11")  
Kitchen 3.17m (10'5") x 2.86m (9'5")

Bedroom 1 4.97m (16'4") x 2.42m (7'11")  
Bedroom 2 3.97m (13') x 2.56m (8'5")  
Bathroom 2.20m (7'3") x 1.65m (5'5")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup> | EPC Rating: D





# THE LOCATION

This property is situated in the Corstorphine district of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities. Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets namely Marks & Spencer and Morrisons to name but a few and here you will find everything for all your monthly requirements.







There is an excellent bus service a few minutes from the property which will take you east into the city centre and beyond or heading west to Edinburgh Airport and the outskirts. For trains and trams, Edinburgh Gateway is within easy walking distance of the property. The Edinburgh city bypass is within a minute's drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

Local state and private schools are also a short distance from the property as are a wide range of recreational facilities.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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