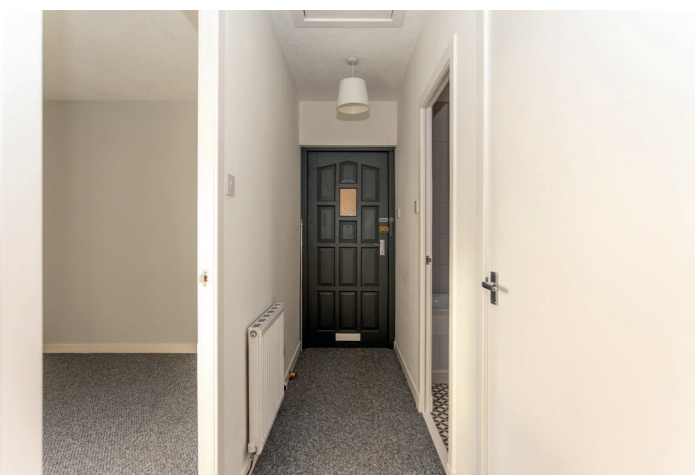




96/5 South Gyle Wynd,
Edinburgh
EH12 9HJ



2nd Floor Flat



accommodation

- Entrance hall
- Sitting room open plan to dining area and fitted kitchen
- Double bedroom with fitted wardrobes
- Bathroom with white suite
- Private attic

features

- Residents parking
- Gas central heating
- Double glazing
- Good storage throughout
- Ideal location
- Fresh decor
- Ideal starter home or buy to let opportunity

description

Bright and spacious second floor flat, in a modern development, ideally located for access to the Gyle, Hermiston Gait and the City By-Pass as well as the train station and tram stop for commuting into the City. The accommodation comprises entrance hall with walk in storage cupboard and access hatch to a private attic, open plan sitting room / dining room / modern fitted kitchen with appliances, double bedroom with fitted wardrobes and bathroom with modern white suite and thermostatic shower fitting over the bath. The property benefits from gas central heating (combi boiler) and residents parking is located to the rear of the block. Overall, this is a superb first time buyer or buy to let opportunity which must be viewed to be fully appreciated.



EPC:
C



Home Report
Value: £160,000

Items to be included:

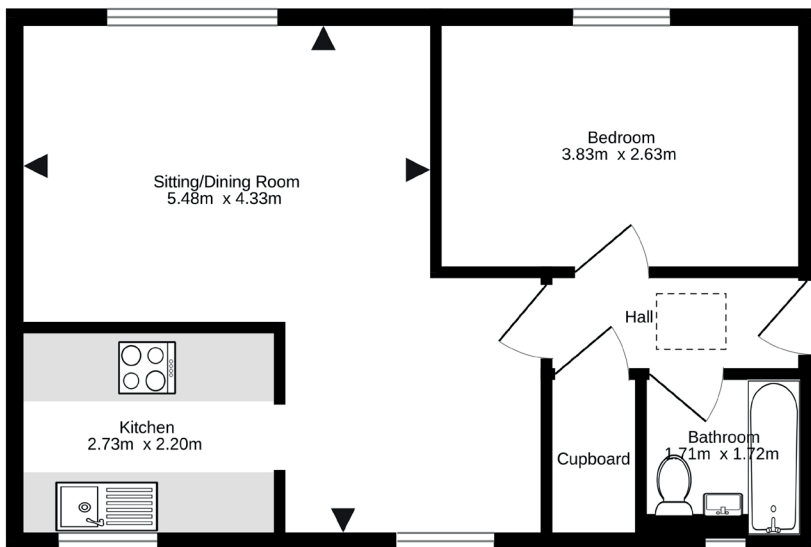
Fitted flooring, ceiling light fittings, curtains, blinds and kitchen appliances (washing machine, fridge/freezer, oven and hob) and Pax wardrobe.

Note:

A payment of approx. £70 is payable annually to the South Gyle Proprietors Association to cover communal gardening.



Second Floor
43.9 sq.m. approx.



TOTAL FLOOR AREA: 43.9 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CHARTERED FIRM

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