

CORSTORPHINE

84 Gyle Park Gardens, EH12 8NQ OFFERS OVER £200,000

*Immaculate, modern detached villa with attached garage
Hall, well proportioned livingroom, large dining kitchen, three good sized bedrooms and large shower room.
Gas central heating/combi boiler
Double glazing
Burglar alarm system
Large floored attic
Cavity wall insulation
Mono block drive and front garden area
Enclosed, west facing rear garden with patio*

Viewing Sundays 2-4pm or tel 0131 334 1161 or tel agents 0131 346 0099



Well located detached villa (linked by single garage) located in a cul de sac in the Corstorphine area of the city, enjoying easy access to the motorway network. The property is close to the Gyle Shopping Centre, Edinburgh Business Park, the David Lloyd leisure facilities and all the amenities that Corstorphine has to offer. A rail link is provided at nearby South Gyle station. The property itself is presented in immaculate decorative order and merits early inspection. The accommodation comprises:

Hall

Accessed via a wood effect semi glazed upvc door with glazed side panel. Central ceiling light. Burglar alarm control panel. Central heating radiator. Single power point. Fitted carpet.

Living room (16'16" x 12'5")



Well proportioned livingroom with timber mantelpiece with marble surround and hearth housing living flame, coal effect gas fire with brass trimmings. Large picture window to front with open outlook to central grassed area. Central ceiling light. Ceiling coving. Two terrestrial TV aerial points and satellite television point. Central heating radiator.

Cupboard housing electricity and gas meters. Four double power points. Fitted carpet.

Kitchen/dining room (15'11" x 11')

Large modern fully fitted kitchen/dining room with window to the side and patio doors to the rear.

Kitchen area



Fully fitted with base and wall units with tiled splash backs. Window to side. Stainless steel sink and drainer with mixer tap. Electric cooker included. Integral fridge freezer and integral dishwasher included. Six power points at upper level plus dedicated points. Large, walk in utility cupboard plumbed for automatic washing machine, with space for

tumble dryer and with shelving for storage. Telephone point. Central heating radiator. Ceiling light. Thermostat control. Central ceiling light. Tile effect laminate floor.

Dining area

Bright dining area with patio doors to rear garden. Triple halogen down lighter. Central heating radiator. Double power point. Tile effect laminate floor.

Carpeted stair with wooden hand rail leads to:

Upper landing (6'11" x 8'4")

Ceiling light. Window to side. Deep airing cupboard with towel rail and shelves. Double power point.

Bedroom 1 (13'10" (plus wardrobes) x 9'5" at widest)

Window to front with open outlook. Large mirrored wardrobes with shelving and hanging rails, sliding doors. TV aerial point (terrestrial). Central heating radiator. Three double power points. Central ceiling light. Fitted carpet.

Bedroom 2 (10'8" (plus wardrobes) x 9'6")

Set to the rear of the property. Double glazed window to rear with vertical venetian blind with bright open outlook. Twin mirrored wardrobe with sliding doors with shelving and hanging rails. Central heating radiator. One double and one single power points. Fitted carpet.

Bedroom 3 (10'9" at longest x 8')

Further good sized bedroom, presently used as an office and having a window to the front. Recessed alcove presently accommodating television, video recorder and Hi-Fi units. Cupboard with hanging rail, shelves and providing additional storage. Telephone point. Central heating radiator. Two double and one single power points. Fitted carpet.

Shower room (7'4" x 6'5")

Frosted double glazed window to side. Three piece suite comprising shower cubicle with chrome power shower, sink unit with mixer tap and cupboard below and WC. Central heating radiator. Window blind. Ample storage. Fitted carpet.

Attic

Accessed from bedroom 3 via a hatch and Ramsay style ladder this is a large floored attic providing copious storage. Twin florescent lights.

Gardens

Enclosed, very attractive, west facing rear garden with is mainly laid to lawn with borders and a patio area. To the front is a mono block drive and front garden area. To the side there is a single garage with light and power. External lights to rear, one above patio door and one above the rear door of the garage.

Extras

Curtains and blinds. Fitted carpets. Cooker.



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Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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