



9 North Gyle Park, Corstorphine, Edinburgh, EH12 8LE

Offers Over £450,000 Freehold

Located in the tranquil cul-de-sac of North Gyle Park, this three-bedroom semi-detached villa has been thoughtfully extended to enhance its living space, offering a harmonious blend of comfort and convenience.

Description

Located in the tranquil cul-de-sac of North Gyle Park, this three-bedroom semi-detached villa has been thoughtfully extended to enhance its living space, offering a harmonious blend of comfort and convenience. Situated in the sought-after Corstorphine area, the property is ideally positioned for families and professionals alike.

Interior Features:

Living Room: A spacious and inviting room with ample natural light, providing a perfect setting for relaxation and entertainment.

Kitchen: Well-equipped with modern appliances, offering functionality and style for everyday cooking needs. The current owners have added a substantial extension which adds extra extra living area equipped with utility room, WC and Bi folding doors giving immediate access to the rear garden which is perfect for entertaining and hosting.

Bedrooms: Three generously sized bedrooms, each providing a comfortable retreat.

Bathroom: A well-appointed bathroom featuring contemporary fixtures and finishes.

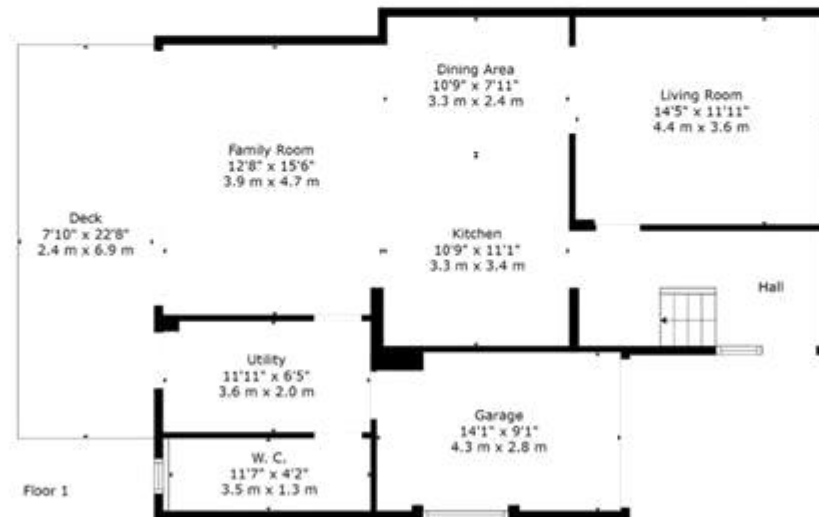


Tenure: Freehold
Parking options: Driveway
Garden details: Front Garden, Private Garden, Rear Garden

Tenure
Freehold



Floor 2



Floor 1

TOTAL: 1299 sq. ft, 121 m²
 FLOOR 1: 818 sq. ft, 76 m², FLOOR 2: 481 sq. ft, 45 m²
 EXCLUDED AREAS: DECK: 179 sq. ft, 17 m², GARAGE: 129 sq. ft, 12 m²
 WALLS: 121 sq. ft, 11 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-)			Very environmentally friendly - lower CO ₂ emissions (92-)
A		82	A
(81-91)			B
B			C
(69-80)	73		D
C			E
(55-68)			F
D			G
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland		EU Directive 2002/91/EC	Scotland
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)

Viewing by appointment only
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