



'Superb sized and well presented 1st floor apartment forming part of an exclusive modern built landscaped development with sunny facing balcony overlooking open parkland.'

Hallway with storage, bright lounge with door leading to balcony, open plan dining room to rear of lounge, fitted kitchen with appliances, master bedroom with ensuite shower room and built in wardrobes, 2nd double bedroom with built in wardrobes and bathroom with electric shower above bath. Gas central heating and double glazing. Lift. Secure entry phone system. Private parking.

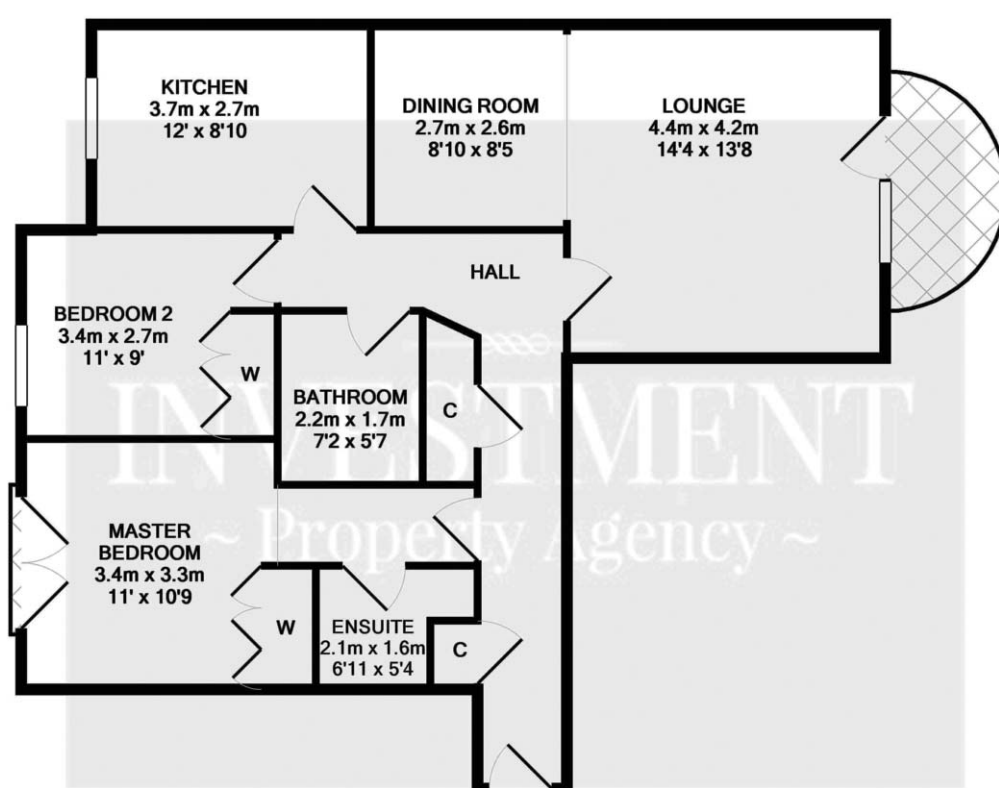
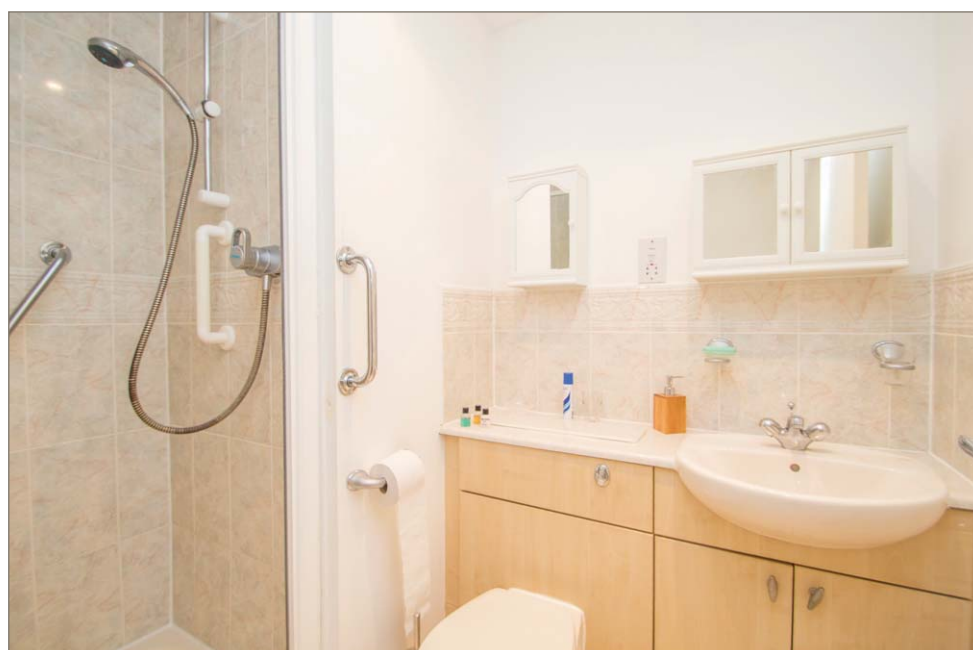
Lounge	(14'4 x 13'8) 4.4m x 4.2m
Dining Room	(8'10 x 8'5) 2.7m x 2.6m
Kitchen	(12'0 x 8'10) 3.7m x 2.7m
Master Bedroom	(11'0 x 10'9) 3.4m x 3.3m
Ensuite	(6'11 x 5'4) 2.1m x 1.6m
Bedroom 2	(11'0 x 9'0) 3.4m x 2.7m
Bathroom	(7'2 x 5'7) 2.2m x 1.7m

Gylemuir Road lies approximately 4 miles west of Princes Street and is therefore well placed for those working within the city centre with a regular bus service available on Meadow Place Road and Glasgow Road. Alternatively, the A8 Glasgow Road, A90 Queensferry Road and A720 Edinburgh City By-Pass allow for ease of commuting outwith the capital. Within the immediate vicinity there are amenities to meet every day needs including popular schools at Primary and Secondary levels, 24 hour Tesco supermarket, The Gyle Shopping Centre, public parks, golf courses, Edinburgh Zoo, leisure centres and a variety of shops on St John's Road. It is also worth noting the close proximity to the Edinburgh Business Park, Edinburgh Airport and Royal Bank of Scotland global headquarters at Gogarburn.

**Note**

Please note there is an annual factoring fee of approximately £850 that includes buildings insurance, lift, stair and grounds maintenance.

Energy Performance Rating C



136/4 GYLEMUIR ROAD, EH12 7UG  
TOTAL APPROX. FLOOR AREA 82.0 SQ.M. (883 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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