

**390 South Gyle Mains
Edinburgh EH12 9ET**

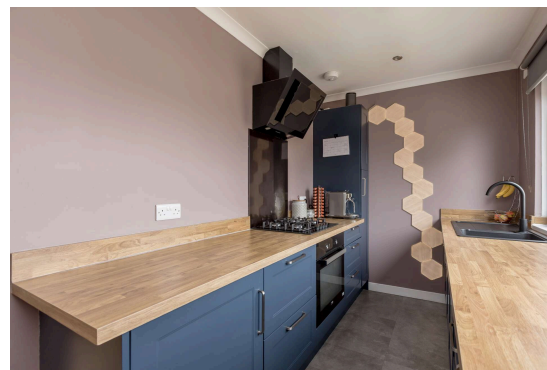
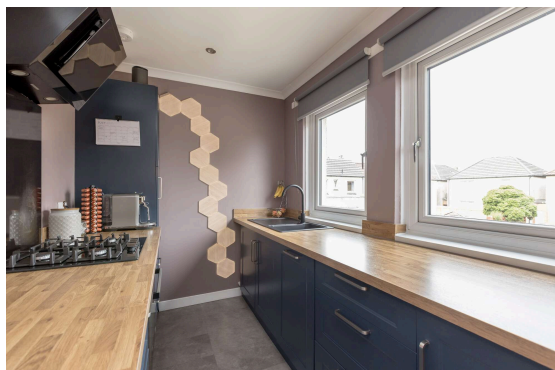
Offers Over £175,000

- Large living/dining room featuring gas fireplace
- Modern galley kitchen fitted with gas hob, electric oven, wall and floor units and integrated appliances
- Large double bedroom with fitted wardrobes
- Modern shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing
- Partially floored attic
- Garage and driveway

Council Tax Band: C

Tenure: Freehold

Shared Ownership: No



Flat

This beautifully presented one-bedroom flat, situated in the highly sought-after South Gyle area is a must view. Offering excellent transport links to the city centre and in true turn-key condition, this property is sure to appeal to a wide range of buyers and early viewings are highly recommended to avoid disappointment.

The accommodation comprises a spacious and welcoming living/dining area, perfect for entertaining family and friends. The modern galley kitchen, recently fitted with a range of floor and wall-mounted units, gas hob, electric oven, and integrated appliances, provides a stylish and practical space for cooking. The double bedroom benefits from large fitted wardrobes, offering ample storage space. The chic shower room is fitted with a contemporary two-piece suite and features a mains walk in shower featuring a rainwater shower head. The hallway provides access to a partially floored attic and a generous storage cupboard. The property further benefits from gas central heating, double glazing throughout, and a superb single garage with power and water, offering plenty of additional storage space. There is also off-street parking available via the monoblock driveway.

South Gyle is a highly desirable area to live, just north-west of Edinburgh's city centre. A wide range of shops and amenities can be found nearby at the Gyle Complex, a short walk from the property. Leisure options are abundant, with a selection of bars, restaurants, and sports facilities including David Lloyd, Drum Brae Leisure Centre, and a variety of organisations catering to both adults and children. Local schooling options are well-represented, from nursery through to senior level. The area is well-served by an efficient public transport network, with easy access to buses and trams and South Gyle train station is a five minute walk from the property offering superb links to the city centre and further afield, Edinburgh Airport is just a short drive away. The City Bypass and major motorway networks are also conveniently close by, making this an ideal location for those seeking both convenience and tranquillity.

Viewing by appointment on 0131 337 1800

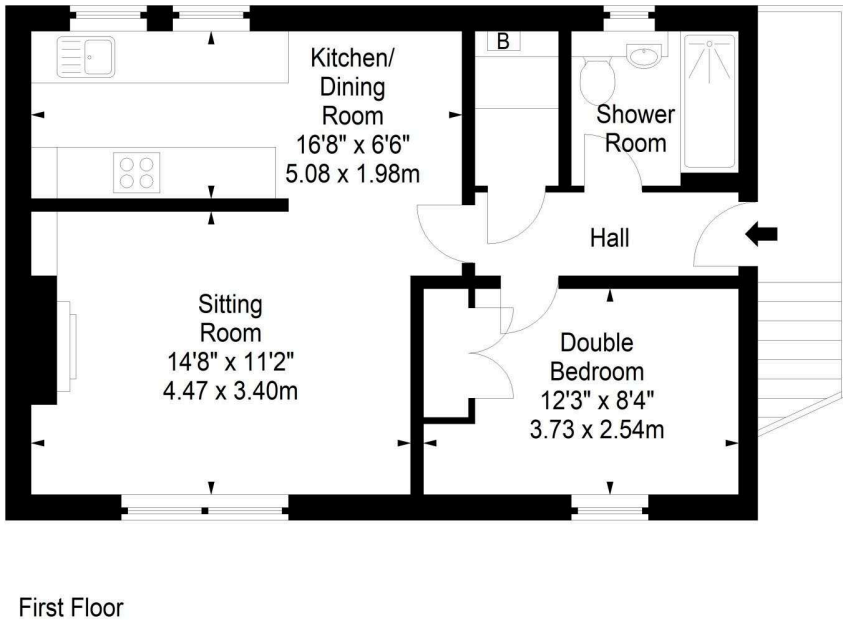
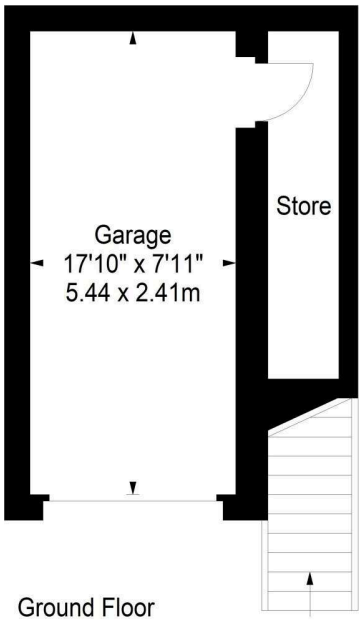
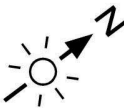




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Edinburgh, EH12 9ET**



Approx. Gross Internal Area
495 Sq Ft - 45.99 Sq M
Garage & Store
Approx. Gross Internal Area
198 Sq Ft - 18.39 Sq M
For identification only. Not to scale.
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