



**263/2 Gogarloch Syke, Edinburgh EH12 9JF, Edinburgh, EH12 9JF, South Gyle, Edinburgh North**

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<p>This bright spacious ground floor flat is pleasantly situated within Gogarloch's highly desirable modern development, close to excellent commuting links and local amenities. The accommodation is presented to the market in excellent order throughout and the accommodation briefly comprises; a welcoming entrance hall, a lounge/dining room with bay window overlooking the front communal garden grounds with a further window to the side, a modern fitted kitchen, two double bedrooms (one with fitted wardrobes) and a contemporary bathroom with white three-piece suite. Further benefits include an entry pone security system, gas central heating and double glazing. The property is quietly situated within lovely, well maintained communal grounds. There is an allocated parking space along with additional parking for visitors. The property will undoubtedly appeal to first time buyers, the young professionals, rental investor or those looking to downsize from a larger family home and viewing is therefore highly recommended. </p><p></p><p>Factoring</p><p>The factor is Charles White. Their approximate quarterly fee of £330.00 includes the management fee, buildings insurance, communal grounds upkeep, stair cleaning, and electric lighting for hallways/stairs.</p><p></p><p>Location</p><p>Gogarloch Syke forms part of a modern cul-de-sac in the popular South Gyle area of the city within easy reach of work and retail pursuits. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre providing excellent day-to-day shopping requirement including many high street named shops and services. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre with the close by South Gyle tram stop and Edinburgh Park and South Gyle railway stations. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot Watt University all within easy reach.</p><p></p><p>Extras</p><p>All fitted floor coverings and integrated kitchen appliances, no warranties or guarantees will be given.</p>

**BASE INFORMATION:**

Rooms : 1  
Bed : 2