

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

**Offers Over £175,000**

- Large living/dining room
- Modern galley kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances
- Large double bedroom with built in wardrobes
- Newly fitted shower room fitted with two-piece suite and electric walk in shower
- Gas central heating and double glazing
- Large single garage and driveway

**Council Tax Band: C**

**Tenure: Freehold**

**Shared Ownership: No**



## Flat

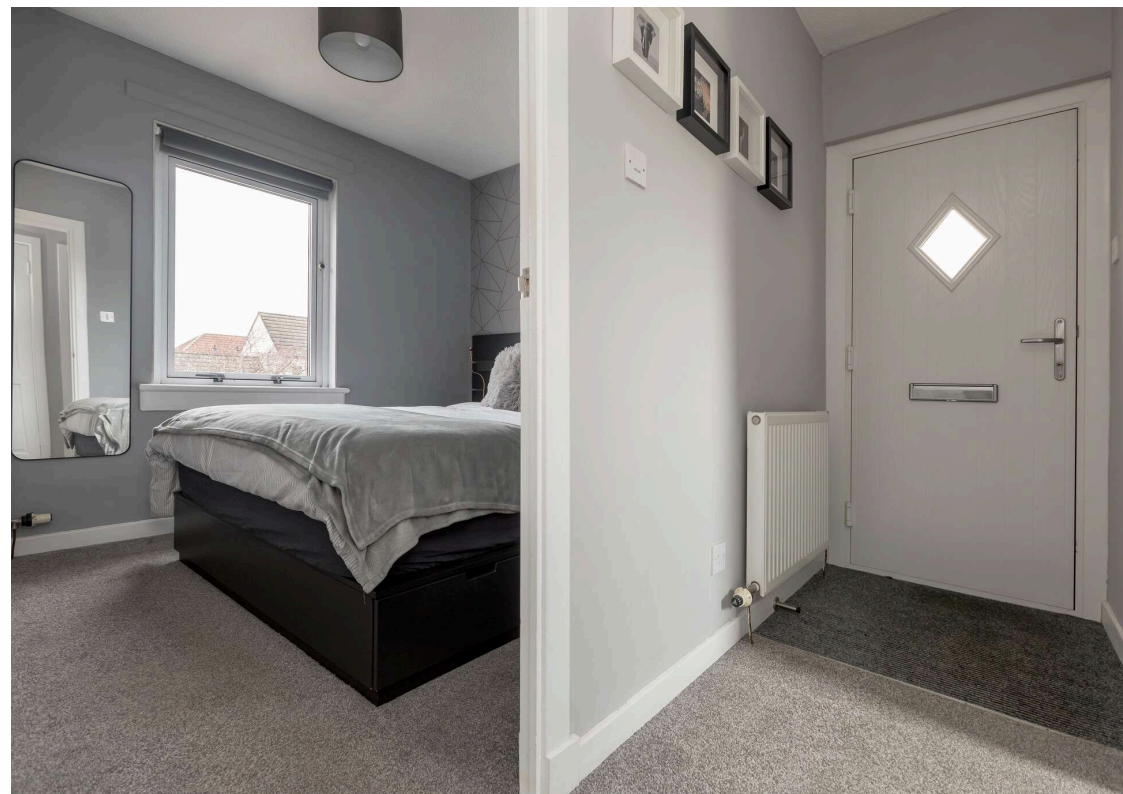
Blair Cadell are delighted to present this beautifully presented one-bedroom flat, situated in the highly sought-after South Gyle area. Offering excellent transport links to the city centre and in true turn-key condition, this property is sure to appeal to a wide range of buyers and must be viewed to be fully appreciated.

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, an induction 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 and a convenient dressing area. The chic shower room is fitted with a contemporary two-piece suite and features an electric powered walk-in shower. 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 driveway.

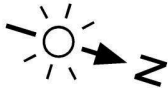
South Gyle is a highly desirable area to live, just north-west of Edinburgh's city centre. A wide range of shops and amenities can be found nearby at the Gyle Complex, a short walk from the property. Leisure options are abundant, with a selection of bars, restaurants, and sports facilities including 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**

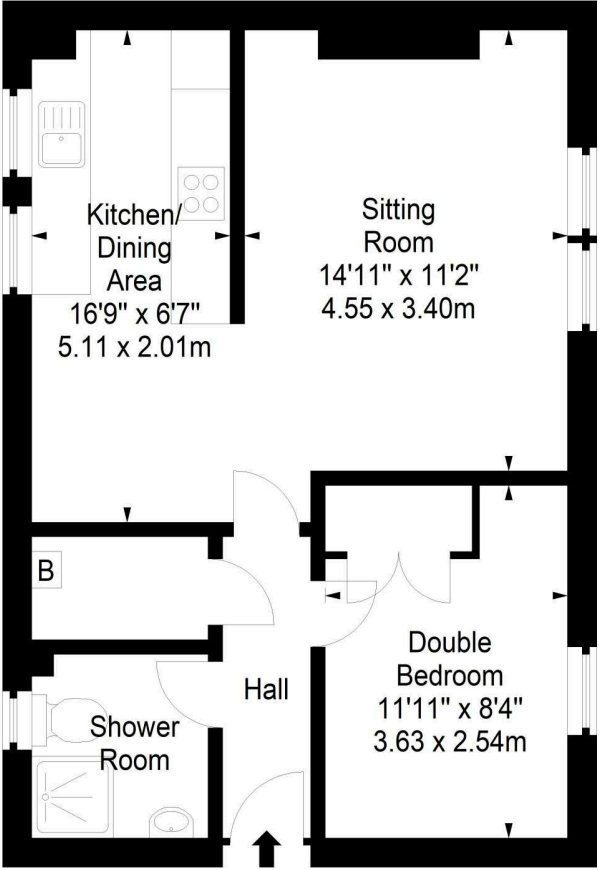




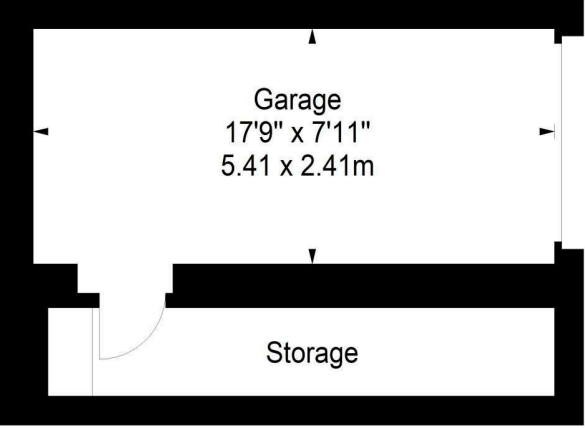
**South Gyle Mains, EH12 9ET**



Approx. Gross Internal Area  
 502 Sq Ft - 46.64 Sq M  
 Garage & Storage  
 Approx. Gross Internal Area  
 220 Sq Ft - 20.44 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2025



First Floor



Ground Floor



Property Centre:  
 1 Harrison Gardens  
 Edinburgh EH11 3NA  
 Tel: 0131 337 1800  
 Fax: 0131 337 1118

DX ED 92, Edinburgh  
 E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

