



**18 Gogarbank**  
Gogar, Edinburgh EH12 9DE

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# 18 Gogarbank, Gogar, Edinburgh EH12 9DE

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- Reception hall with storage.
- Living room with feature fire.
- Kitchen with some appliances.
- Outer hallway with storage.
- Bathroom with shower.
- Upper landing with storage and access to attic.
- Three double bedrooms with storage.
- Oil fired central heating.
- Double glazing.
- Excellent outlook to rear.
- Private gardens to front and rear including decking area.
- Extensive driveway to side.



## GENERAL DESCRIPTION

Semi-detached villa situated within the Gogar district of Edinburgh a short journey to the north-west of Edinburgh City Centre and within easy distance of local amenities. The property is in need of modernisation and redecoration but offers excellent potential to any purchaser with options to extend to the side and rear subject to the usual planning consents.

## NOTE:

The oil tank is located within the front garden while the property also has a septic tank.

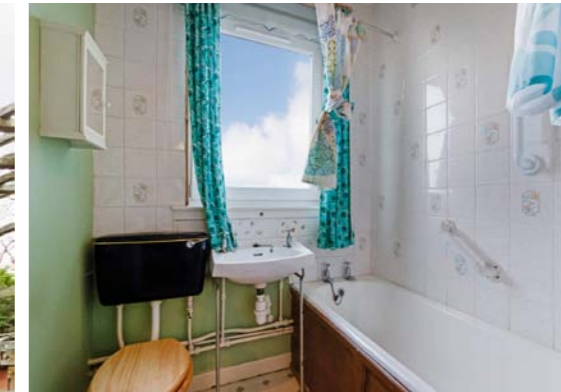
COUNCIL TAX BAND -	C.
TRAIN STATION -	APPROXIMATELY 2.9 MILES TO EDINBURGH GATEWAY STATION. APPROXIMATELY 5.2 MILES TO HAYMARKET STATION.
AIRPORT -	APPROXIMATELY 3.2 MILES TO EDINBURGH AIRPORT.
BUSES -	APPROXIMATELY 0.7 MILES HERMISTON PARK & RIDE.

## LOCATION

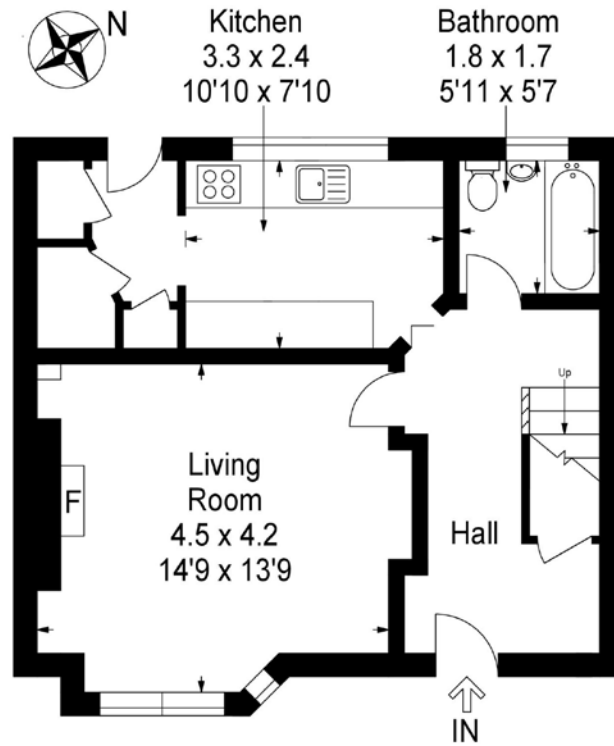
The property is situated in the north western district of Gogar in Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities. There are excellent commuter links all within a short distance from the property, the Bus Park & Ride which will take you east into the city centre and beyond or heading West to Edinburgh Airport and the outskirts, there is also South Gyle train station and the new Tram Depot close by at the Gyle. The Edinburgh city bypass is within minutes drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks. Local shopping can be found at the Gyle Shopping Centre & Hermiston Gait with its major High Street outlets namely Marks & Spencers, Morrisons and Tesco and here you will find everything for all your monthly requirements. It is also conveniently located for access to the Royal Bank of Scotland Head Office, Edinburgh International Airport, and Heriot Watt University. Gogarbank benefits from being located within great school catchment areas including Currie Primary & Currie High while Cargilfield and Clifton Hall private schools are also very nearby. Many recreational opportunities are provided in the area, including Ratho Park, Gogarburn Golf Course and walks in the open countryside along the banks of the nearby Union Canal where one can stop for a break at the Canal cafe. Also close by is the Dalmahoy Golf and Country Club. With the city centre just a short drive away, theatres, cinemas, restaurants, bars, indoor sports facilities and health clubs are all within easy reach.

## EXTRAS:

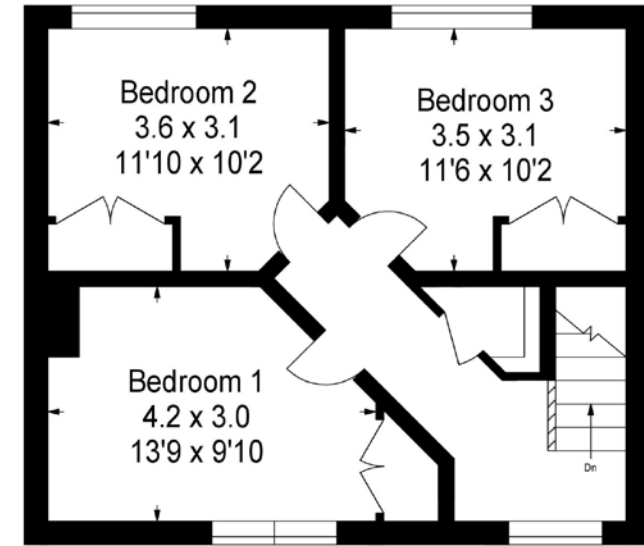
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING COOKER, FRIDGE-FREEZER AND FURTHER FREEZER.







Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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CERTIFICATE RATING E**

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.