

**Fraser
& Brooks
Co W.S.**

Solicitors, Notaries Public
and
Estate Agents



**80 NORTH GYLE LOAN
EDINBURGH
EH12 8LD**

This impressive three-bedroom semi-detached family home is ideally located in Edinburgh's popular Corstorphine, close to schooling, green spaces, and a wide range of retail and leisure amenities.

A low-maintenance monoblock garden bordering the driveway, provides access to the garage and the adjacent front door, which opens into a welcoming carpeted hallway. To the right, a bright and spacious living room enjoys a south-east-facing aspect through a large picture window. Finished with plush carpeting and a soft, neutral colour palette, the space feels warm and inviting. Elegant French doors open from the living room into a well-proportioned dining room, which in turn leads to a bright and airy conservatory. This thoughtful layout creates a versatile ground floor, ideal for everyday family living as well as entertaining, dining and relaxing. With direct access to the garden, the conservatory offers an excellent additional living space, perfect for enjoying the outdoors year-round. Completing the ground floor, the spacious modern kitchen is fitted with a range of wall and floor units, illuminated worktops and a tiled splashback. High-quality integrated appliances include a hob, oven and extractor hood. On the first floor, three generously proportioned and light-filled double bedrooms each with built-in storage, provide comfortable and peaceful accommodation and share access to a tiled family bathroom fitted with a WC, washbasin and bath with wall-mounted shower. The property benefits from an attic. Externally, the enclosed rear garden blends monoblock paving and stonework with established borders, creating a tranquil and private outdoor retreat. A garden shed offers useful storage.

VIEWING: Telephone Solicitors on 0131 225 6229

Property features

- Three- bedroom semi-detached home
- Bright south-east-facing living room
- Dining room with conservatory and living room access
- Well-appointed conservatory
- Three double bedrooms
- Attic
- Family bathroom
- Front and rear gardens
- Garage and driveway
- Gas central heating
- Double glazing

Extras

- Kitchen Appliances
- Fitted Carpets
- Curtains
- Shed

Area

Lying approximately four miles west of Edinburgh City Centre, Corstorphine is a popular and sought-after residential location. There are many scenic open spaces to enjoy including Corstorphine Hill and St Margaret's Park. Golf courses such as Murrayfield and Ravelston are minutes away as is Murrayfield Stadium, Drumbrae Leisure Centre, and the David Lloyd Health Club which boasts tennis courts, a state-of-the-art gym and a swimming pool. Daily shopping needs are met by a variety of retailers on St John's Road as well as at a Tesco Superstore. The nearby Gyle Shopping Centre houses a Marks and Spencer and Morrisons. It is a perfect position for both Heriot-Watt and Napier Universities, as well as Edinburgh Park. Schooling includes Corstorphine Primary School and Craigmount High School with renowned private options such as St George's and Stewart's Melville Erskine Schools nearby. Regular bus services take you to the City Centre and there is quick access to the City Bypass, Haymarket Train Station, the motorway network, and Edinburgh International Airport.

EPC Rating: D

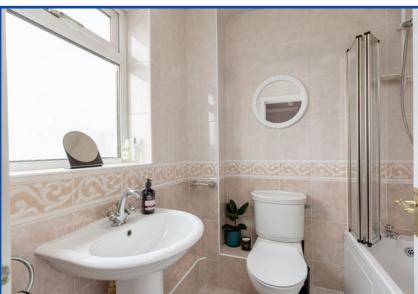
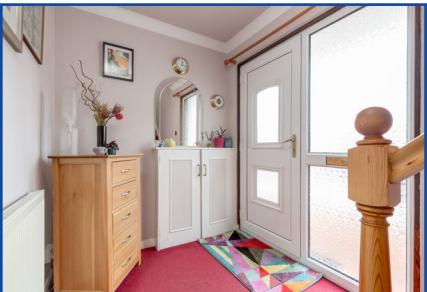
Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.



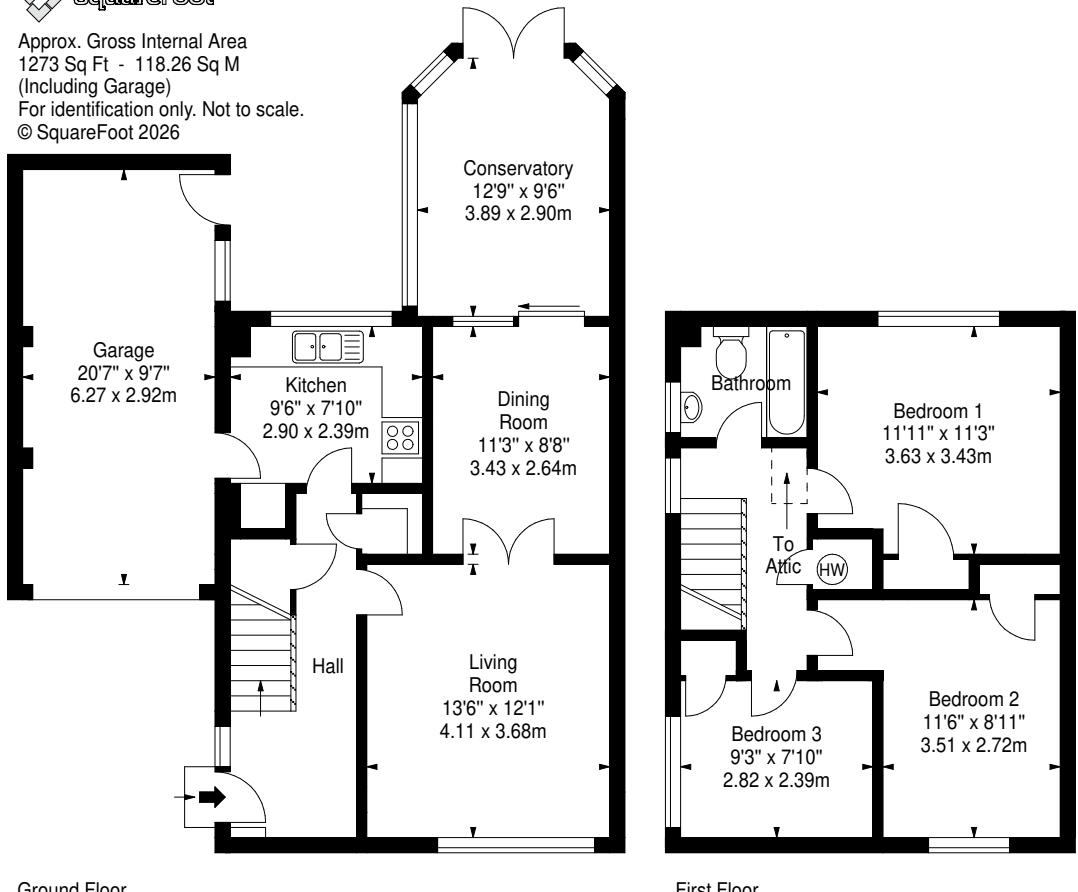
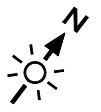




North Gyle Loan,
Edinburgh,
Midlothian, EH12 8LD



Approx. Gross Internal Area
1273 Sq Ft - 118.26 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

First Floor

Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally. The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.