

36 (Flat 8) Torwood Crescent, South Gyle, Edinburgh, EH12 9GJ



Description

Beautifully proportioned top floor apartment within a sought after modern development, boasting stylish modern fittings, great views and a convenient location for accessing excellent local amenities and transport links. This is a true walk-in condition property offers sleek, elegant interiors, and crisp decor which would make an ideal home for an individual or professional couple.

Features

- Stylishly appointed dual-facing top floor apartment
- South-facing living/dining room with a pleasant outlook across to the Pentland Hills
- Views from the two double sized bedrooms take in Corstorphine Hill, plus a glimpse of Edinburgh Castle to the right hand side
- Bathroom and en-suite both feature white suites with attractive tiled surrounds
- Floored attic space
- Porcelenosa tiles and Amtico flooring
- Gas central heating and double glazing ensure year round comfort and efficiency
- Ample parking available

Factor

The development is factored by SG Property Management Ltd for approx. £150 per quarter according to the vendor. This includes maintenance of communal areas and block buildings insurance.

Extras

The fitted floor coverings, oven, hob, cooker hood, washing machine, dishwasher and fridge/freezer are included.



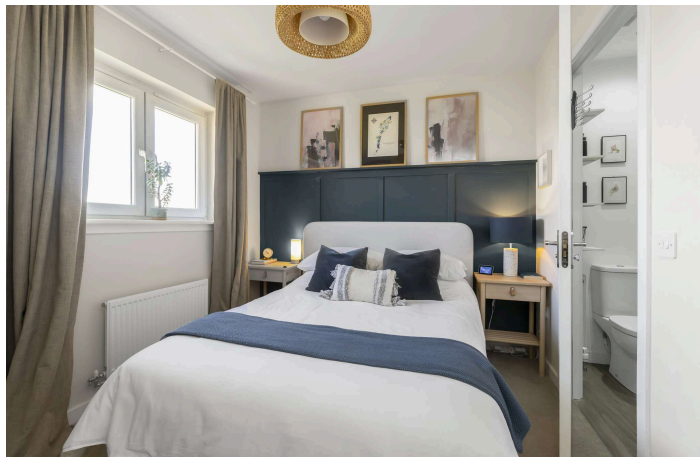
Location

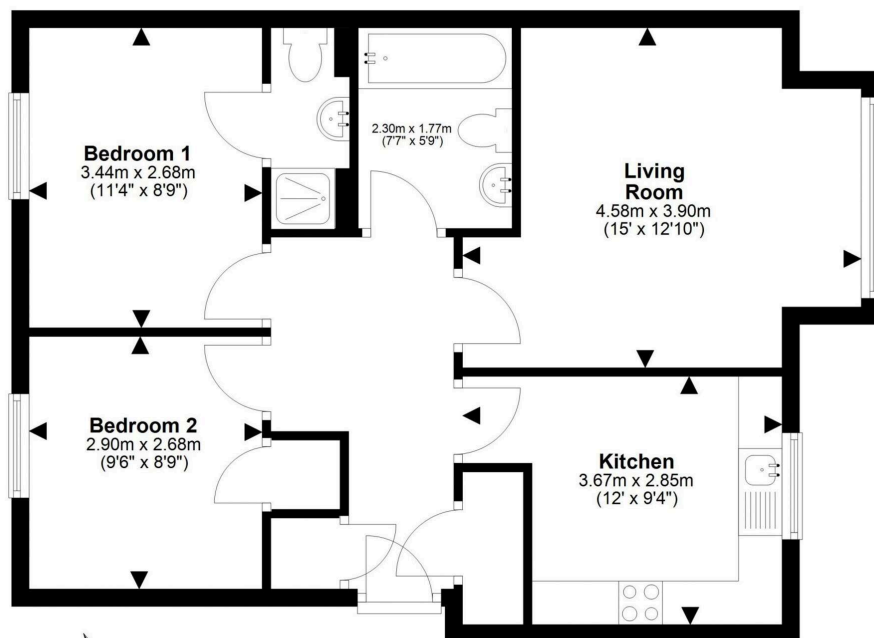
The property is located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex which includes a Marks & Spencer, only a stone's throw away. Further shops, banks, buildings societies and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also beautifully positioned for those working at the Edinburgh Business Park. An efficient public transport network operates to most parts of the town and surrounding areas including frequent buses, the tram stop which is less than a 10 minute walk away, as is South Gyle train station. The city bypass and main motorway networks are also within easy reach as is Edinburgh Airport.

Price and Viewing

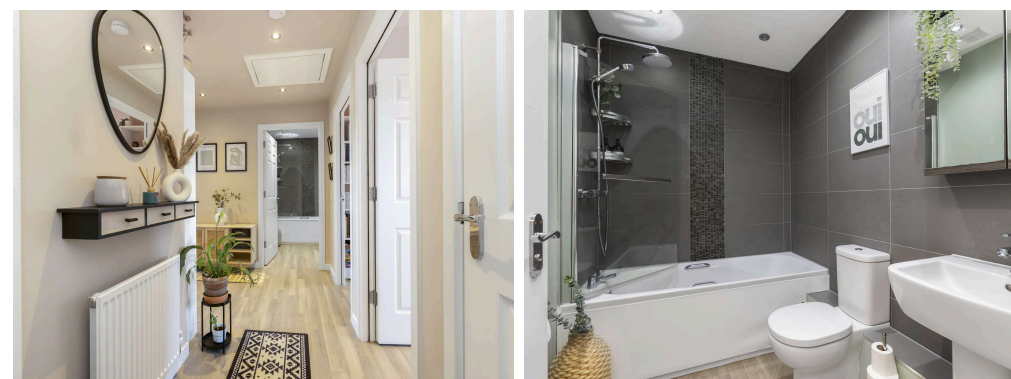
For price and viewing information or further details on this property please contact us on 0131 557 3188.

EPC Rating: C





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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