










Fixed Price

£210,000

38/11 Torwood Crescent

South Gyle | Edinburgh | EH12 9GJ

With stunning skyline views of Corstorphine Hill and Arthur's Seat this impressive two-bedroom apartment is a must-see. Located on the top floor of a beautifully landscaped residential development, it perfectly combines modern design with spacious and comfortable living. The apartment is in pristine condition and provides easy access to shops, open green spaces, leisure amenities, and convenient transport links to Edinburgh City Centre, making it an ideal choice for a vibrant and appealing lifestyle.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

The inviting hall features ample storage space and provides access to all rooms. The bright and spacious sitting/ dining room offers an open aspect to pleasant views, making it perfect for entertaining family and friends. The contemporary kitchen is fully equipped with fitted wall and base units and modern tiling to splash areas. The apartment boasts two comfortable bedrooms both benefitting from built in storage solutions and a superb four-piece bathroom with a separate shower. Additional benefits include gas central heating, double glazing, and a secure door entry system.



Extras

The property shall be sold with all fixtures, fittings, integrated cooker and fitted floor coverings.

Gardens and Parking

The property is surrounded by beautifully maintained gardens, providing a serene and attractive environment. There is ample parking available for both residents and visitors, ensuring convenience for all. Additionally, a secure bike shed is provided, offering a safe and accessible storage solution for bicycles.

The development is maintained by a factor: SG Property Management Ltd, 272 Bath Street, Glasgow, G2 4JR. No deposit payable with payments of £40 per month.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

Torwood Crescent forms part of a modern development 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.

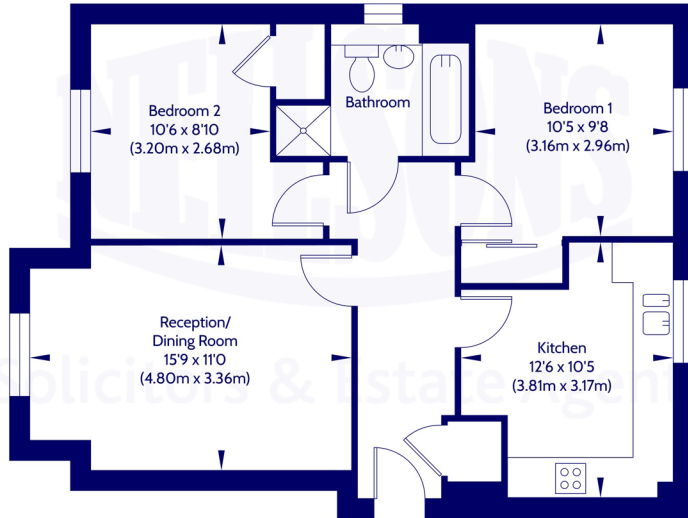
The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre with the close by South Gyle tram stop and Edinburgh Park and South Gyle train stations. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot Watt University all within easy reach.





Approx. Gross Internal Floor Area 62.08 Sq M / 668 Sq Ft.

Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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