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Offers Over

**£210,000**

## 17/7 Torwood Crescent

South Gyle | Edinburgh | EH12 9GL

Impressive two bedroom top floor flat with stunning views of The Pentland Hills, quietly pocketed within a modern residential development in South Gyle. Close to superb amenities and transport links, the property will ideally suit the first-time buyer, young couple or buy-to-let investor.

-  2 beds
-  1 public
-  2 bathroom
-  Shared gardens
-  Residents parking
-  EPC Band - B
-  Council Tax Band - D



## Description

Internally, the property is presented in a move-in condition while briefly comprising; welcoming entrance hallway with a handy storage provisions, and attic access, bright and airy lounge/diner with picturesque views, neat fully-fitted kitchen with included white goods, and more stunning views whilst being styled with light coloured units and worktop, generous rear aspect principal double bedroom with space for freestanding furniture, partially-tiled en-suite shower room, second good sized double bedroom with integrated storage, and a partially-tiled bathroom suite.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £200 per quarter.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## 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.

## Viewing

By appointment through Neilsons 0131 625 2222.







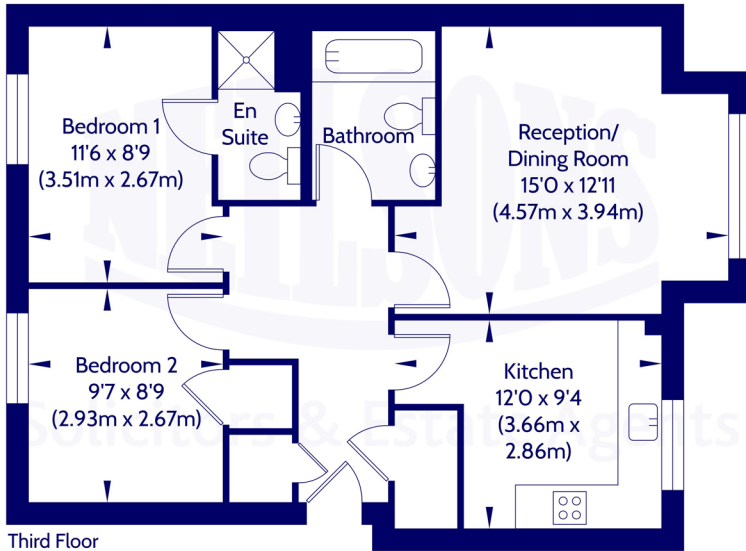
## Location

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 59.94 Sq M / 645 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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