



Solicitors & Estate Agents










Offers Over

£335,000

90 Torwood Crescent

South Gyle | Edinburgh | EEH12 9GJ

A most impressive, beautifully presented semi-detached house with two car driveway and delightful south-facing landscaped private rear garden with summerhouse. Forming part of an established modern development within the South Gyle district of the city, conveniently placed for access to the Gyle shopping centre with excellent transport links on hand.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band – E



Description

Offered to the market in true move-in condition, this delightful home has been cleverly extended and adapted to create stylish, versatile family accommodation undoubtedly appealing to the professionals or that of the growing families. Internal viewing is highly recommended to be fully appreciated. The property comprises; entrance hallway with carpeted staircase to the upper floor with a useful two-piece WC apartment with window to front. Located to the rear is the impressive semi open-plan lounge/diningroom and kitchen with pleasant aspect over the garden and enjoying excellent natural light. The fully integrated kitchen, which provides access to the rear garden, is well laid out with ample wall and base units with built-in 5 ring gas hob, hood and double oven, integrated dishwasher, fridge freezer and washing machine. Located off the lounge/diningroom is a flexible room, currently set up as a family room, however could be utilised as a fourth bedroom, home office or kids play room. The upper floor leads to all three good sized bedrooms, with the principal bedroom benefiting from built-in wardrobes and a modern en-suite shower room with mains shower. Double bedroom 2 also affords built-in wardrobes and the family bathroom comprises of a stylish three piece suite with electric shower over bath. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings and blinds shall be included in the sale together with the built-in hob/oven/hood and integrated appliances (dishwasher, fridge freezer & washing machine).

Gardens and driveway

Located to the front is a low maintenance garden with an small area of lawn with pathway to entrance with driveway to front providing off-street parking for two cars. Located to the rear is a fantastic south-facing fully enclosed rear garden, with a paved patio, artificial lawn and summerhouse fitted with power, light, internet and heater – providing an ideal space for all the family to enjoy.

Factors

The common garden grounds around the development are maintained by SG Property Management Ltd at a cost of approximately £25 per quarter.

Viewing

By appointment with Neilsons on 0131 625 2222.





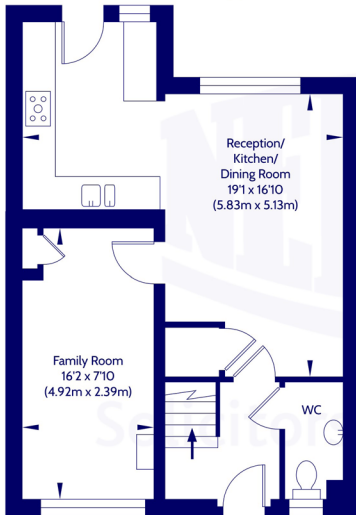
Location

Torwood Crescent is located in the desirable South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping requirements with many high-street shops and services. Further amenities can be found in neighbouring Corstorphine, which offers a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. A frequent bus service provides quick and easy access into the City Centre and the South Gyle railway station and the tram stop are both only a short walk from the property. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.

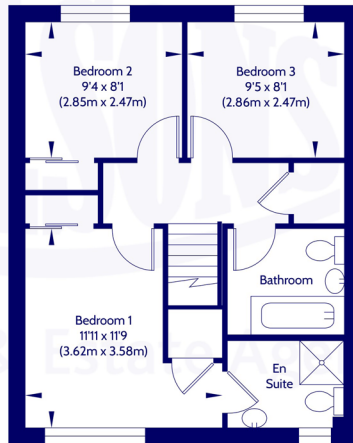




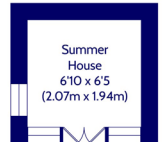
Approx. Gross Internal Floor Area 88.96 Sq M / 958 Sq Ft.



Ground Floor



First Floor



Ground 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

