



Offers Over
£350,000

13 Torwood Crescent

South Gyle | Edinburgh | EH12 9GL

Forming part of a modern and well-established development in the popular South Gyle area, this beautifully presented four-bedroom semi-detached townhouse offers spacious and versatile accommodation arranged over three levels. Ideally suited to families, the property combines contemporary interiors with excellent outdoor space and a convenient location close to local amenities, transport links, and well-regarded schools.

- 4 Bedrooms
- 2 Public Rooms
- 2 Bathrooms Plus WC
- Residents Parking
- Front and Rear Gardens
- EPC Rating – B
- Council Tax Band - F



Description

The ground floor features a welcoming entrance hallway with a convenient WC, leading through to a bright and generously proportioned living room. This comfortable reception space provides ample room for both relaxation and family gatherings, with neutral décor and modern finishes creating a calm and inviting atmosphere. To the rear, the stylish kitchen and dining room is well appointed with modern cabinetry, integrated appliances, and ample workspace. French doors open directly onto the private rear garden, making this an ideal setting for family meals and entertaining. On the first floor, the accommodation comprises three well-proportioned bedrooms, all offering flexibility for use as sleeping accommodation, a home office, or playroom. The family bathroom is finished to a high standard, featuring a contemporary white three-piece suite with shower-over-bath and attractive tiling. Occupying the top floor, the impressive principal bedroom provides a peaceful retreat, complete with generous proportions, fitted storage, and a private en-suite shower room.

The developments communal areas are upkept by the factor SGPM, with an approx. cost of £30 per quarter



Extras

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

Gardens & Parking

Externally, the property enjoys a fully enclosed and well-maintained private rear garden, laid to lawn with decorative flower beds and a paved patio area, perfect for outdoor dining or relaxation. Ample residents' and visitor parking is available within the development.

Viewing

Please contact Neilsons on 0131 625 2222.





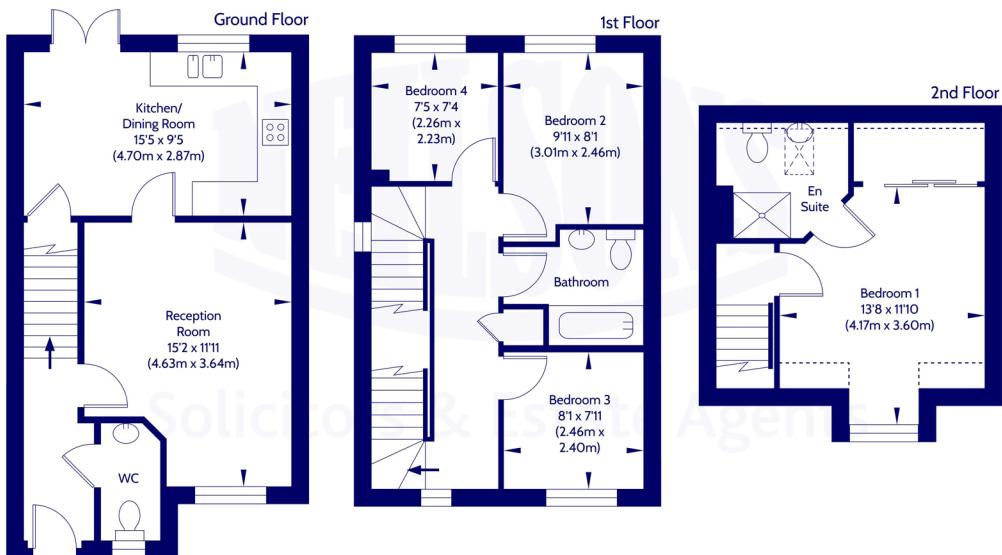
Location

The property forms part of a modern residential development situated in the popular 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. Frequent bus and tram services provides quick and easy access into the city centre. 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 95 Sq M / 1035 Sq Ft.



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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