



3 Torwood Crescent
CORSTORPHINE | EDINBURGH | EH12 9GL


warners
solicitors & estate agents



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Well presented two bedroom terraced home, ideally situated in the popular, family friendly area of South Gyle. Set in a well maintained development, this home is offered to the market in move-in condition and would make an ideal home in a tranquil setting. The accommodation comprises welcoming entrance hallway, bright living room, dining kitchen fitted with attractive units, with integrated gas hob, electric oven and extractor hood with space for appliances and door to beautifully presented enclosed rear garden. The downstairs living space is completed by a useful W/C/utility room with two piece suite which houses the boiler and is also plumbed in for a washing machine. The upper floor boasts two double bedrooms and an elegant bathroom with vanity sink unit and mains shower over bath. Externally the lovely rear garden is well maintained with a patio seating area and private pathway and gate.

- Well presented terraced house
- Bright living room
- Modern fitted kitchen with space for a dining table
- Downstairs WC/utility room
- Two double bedrooms with built-in wardrobes
- Elegant bathroom with mains shower over bath
- Lovely enclosed rear garden with paved seated area and private pathway enabling bin storage and access to parking area
- Ample storage options
- Hive controlled central heating
- Allocated parking space and on street parking

Included in the sale will be the blinds, wardrobes and garden shed. The fridge/freezer, dishwasher and washer/dryer are available by separate negotiation.

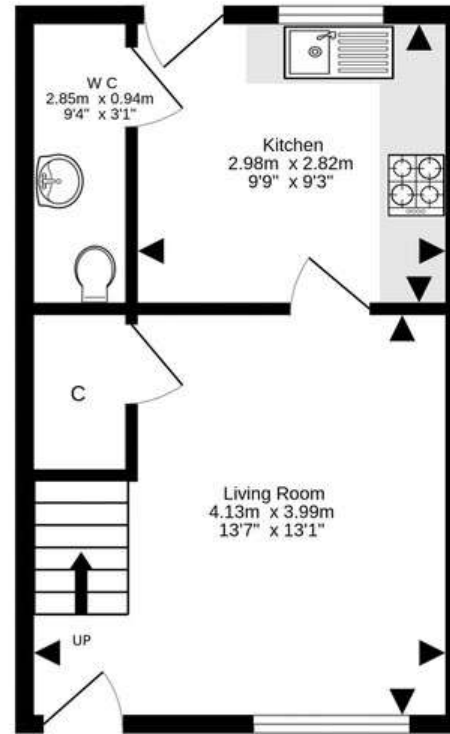
EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

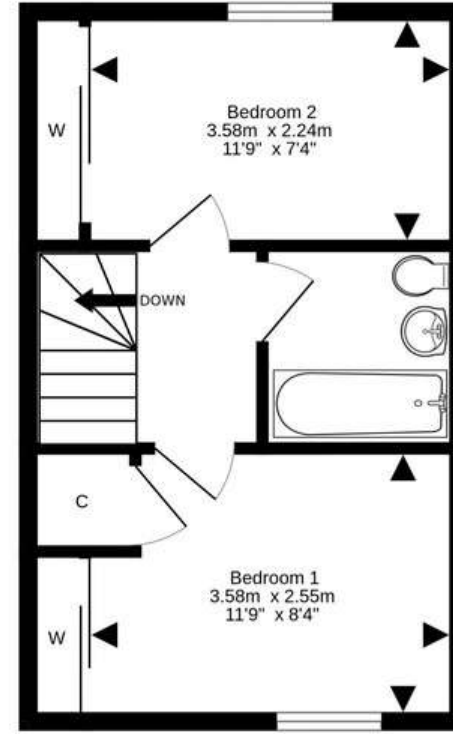


Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





Ground Floor



1st Floor



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