



39 Torwood Crescent
SOUTH GYLE | EDINBURGH | EH12 9GL


warners
solicitors & estate agents



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Well presented mid terraced villa forming part of a select modern development. This excellent property boasts a stylish contemporary interior, and child friendly enclosed rear garden. The living room ensures an abundance of natural light via a large front facing window. The adjoining kitchen is fitted with a range of on trend high gloss base and wall units and integrated appliances. There is ample space to accommodate a dining table and seating and French doors give direct access to the rear garden. The ground floor accommodation is completed by a handy wc. On the upper floor are three bedrooms, the principal boasts a bright, well appointed en-suite shower room with mains shower over and fitted mirrored wardrobes, and a family bathroom with mains shower over bath and vanity sink unit completes the accommodation. Further benefits include gas central heating and double glazing, with a partially floored attic providing additional storage.

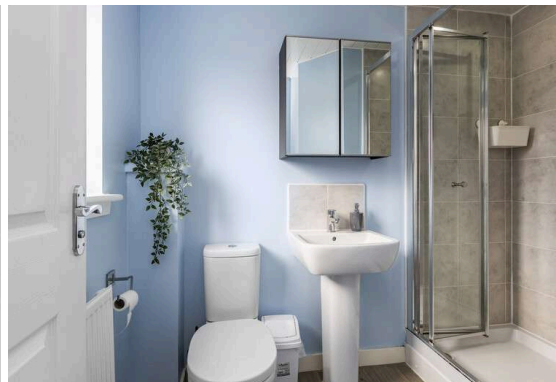
- Entrance hallway
- Bright living room
- Kitchen/dining room with French doors to rear garden
- WC
- Principal bedroom with en-suite and fitted wardrobes
- Further double bedroom to rear
- Study/nursery single bedroom to the rear
- Family bathroom with mains shower over bath and vanity sink unit
- Gas central heating & double glazing
- Private front and rear gardens
- Residents bay parking

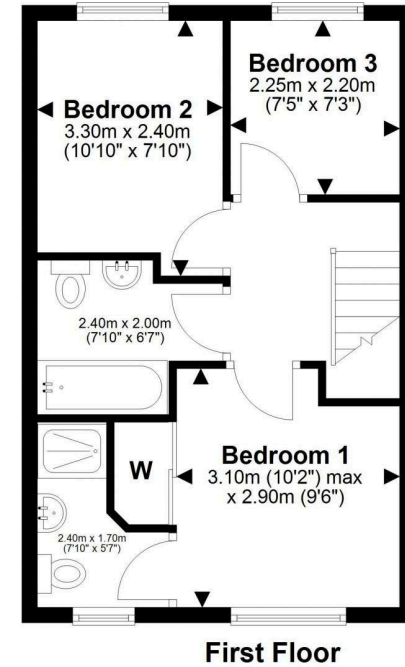
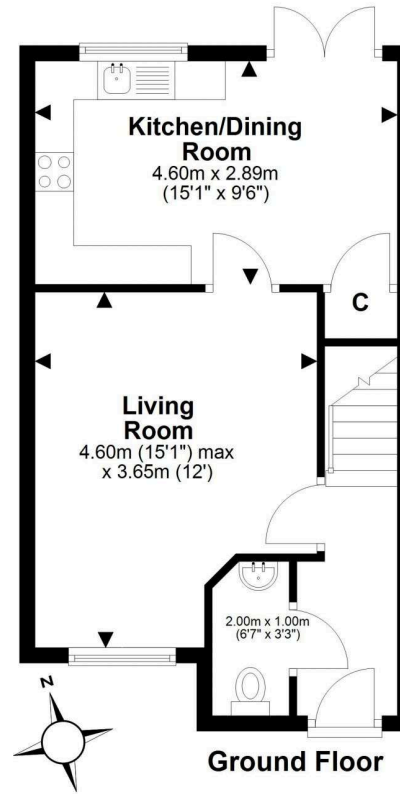
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be the blinds, curtains, integrated appliances, garden shed and greenhouse. Please note that kitchen and living room light fittings will be replaced prior to sale. EPC Rating C.

The subjects are located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex, which operates on a seven day a week basis and includes a large M&S and Morrisons. Further shops, banking and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also very conveniently placed for those working at the Edinburgh Business Park. Efficient tram and bus and rail services operate from the area and the city bypass, airport and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.
PlanUp 2024
Plan produced using PlanUp.