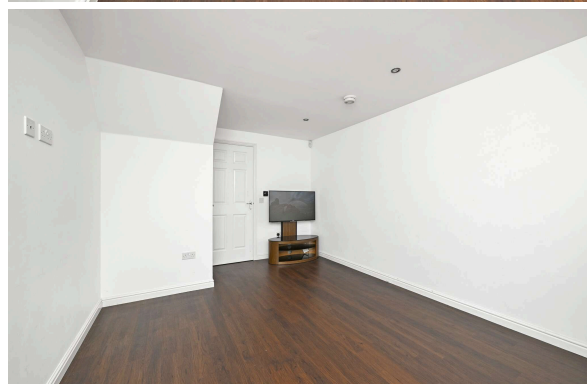
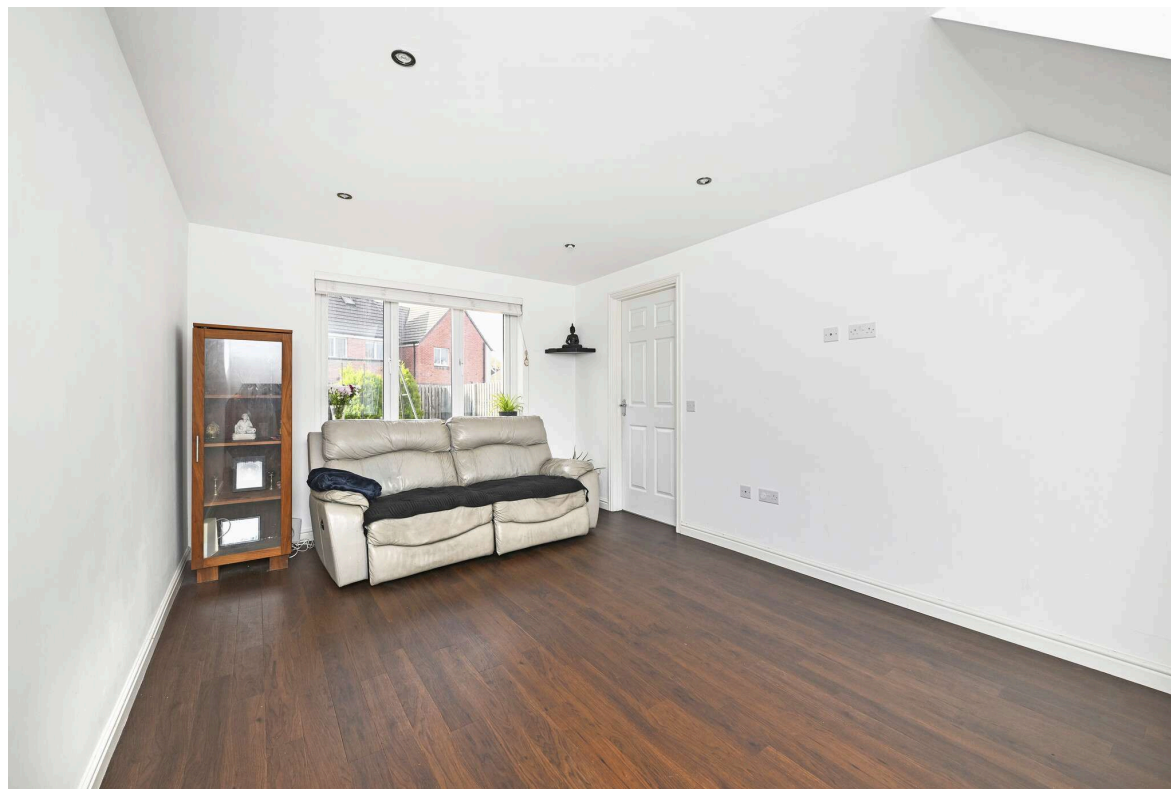




88 Torwood Crescent
SOUTH GYLE | EDINBURGH | EH12 9GJ



88 Torwood Crescent

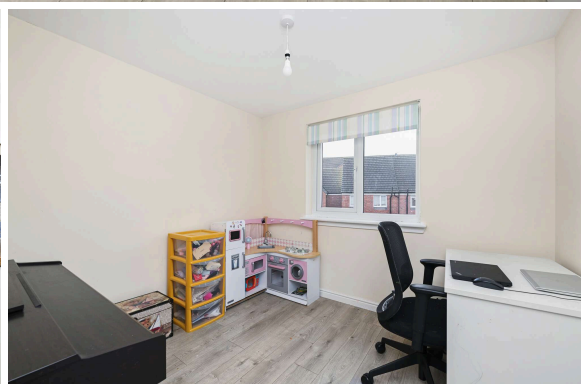
SOUTH GYLE | EDINBURGH | EH12 9GJ

Warners are delighted to present to the market this attractive three-bedroom semi-detached villa, quietly positioned within an established modern development in the highly desirable South Gyle area of Edinburgh. Set in a peaceful residential location, this superb home offers spacious and well-planned accommodation, complemented by private gardens, a driveway, and an integral garage. With excellent local amenities and convenient transport links within easy reach, the property is sure to appeal to a range of buyers, particularly couples and growing families. The accommodation is arranged over two levels and comprises a welcoming entrance hallway with a useful downstairs WC. The spacious and light-filled living/dining room enjoys a pleasant outlook and offers ample space for both relaxation and entertaining, enhanced by an under-stair storage cupboard. A well-appointed kitchen lies to the rear, fitted with a good range of modern units and integrated appliances, and provides direct access to the private rear garden - perfect for al fresco dining. Upstairs, the principal bedroom benefits from a contemporary en-suite shower room and integrated storage. There are two further bedrooms, one of which also features built-in storage, and a stylish family bathroom with a modern three-piece suite and shower over bath completes the upper floor. Externally, the home features both front and rear gardens, with the rear garden offering a safe and private outdoor space featuring raised decking area, making it the perfect spot to entertain and enjoy sunny days. A private driveway leads to a single integral garage, providing excellent off-street parking and additional storage. Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

Accommodation Summary:

- Stylish semi-detached villa in quiet, modern development
- Welcoming entrance hallway with WC
- Generous living/dining room with under-stair storage
- Well-equipped kitchen with integrated appliances and garden access
- Principal bedroom with en-suite shower room and built-in wardrobe
- Two further bedrooms, one with integrated storage
- Contemporary family bathroom with three-piece suite and shower
- Private front and rear gardens
- Driveway and single integral garage
- Gas central heating and double glazing throughout

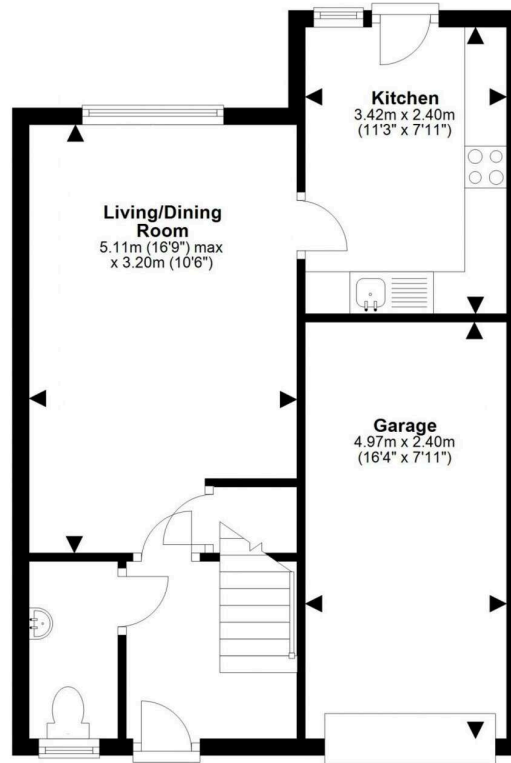
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



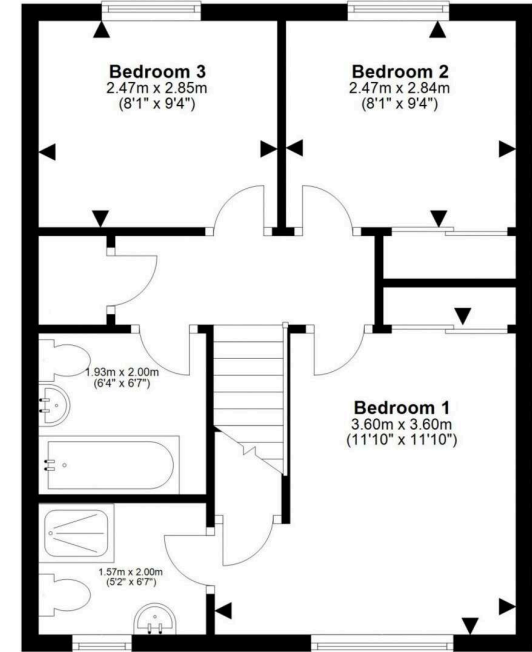
All integrated appliances will be included in the sale of the property including microwave, curtains & blinds. EPC: CT: Factoring: SG Property Management Approx. £22 P/Q

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.





Ground Floor



First Floor

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