



Yale

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2 Torrance Place
GILMERTON | EDINBURGH | EH17 8ER


warners
solicitors & estate agents





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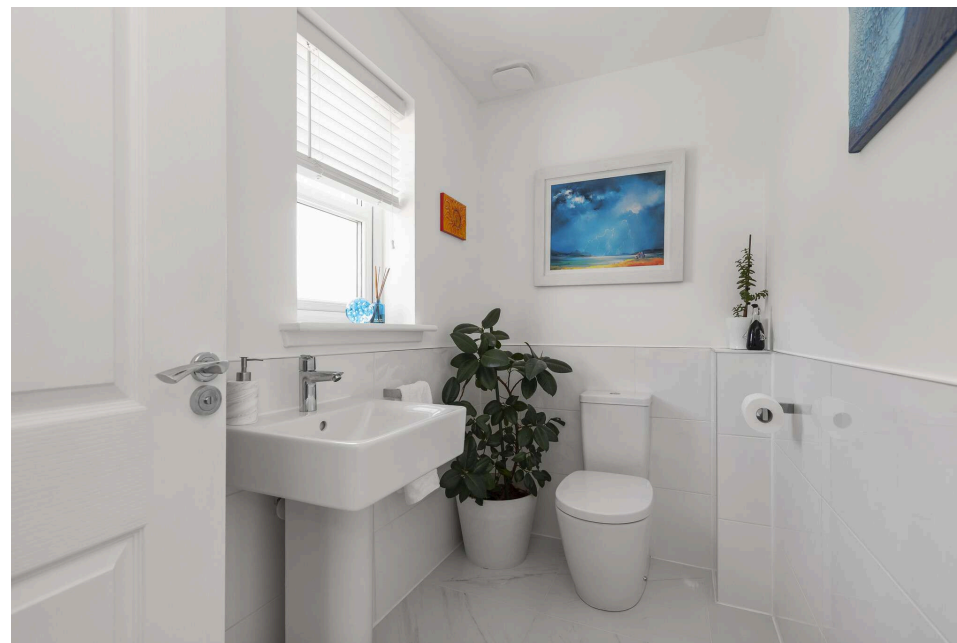
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An exciting opportunity has arisen to acquire this beautifully presented four-bedroom detached family home forming part of a modern development in the popular Gilmerton area to the South of the city centre within very close proximity of the city by-pass. The property would make an ideal family home and is offered in true move in condition with a high finish throughout.

Downstairs the property comprises a bright and spacious living room, a stylish kitchen dining room with patio doors out to the stunning south-facing rear landscaped garden. The kitchen currently comprises an induction hob, oven and fan, dining area, dishwasher and fridge/freezer and upgraded worktops, the adjacent utility room comprises a wine rack, washing machine and microwave with grill. Completing the accommodation downstairs is the downstairs WC. Upstairs there are four well-proportioned bedrooms, the master benefitting from an ensuite shower room with a heated towel rail. Completing the accommodation is the family bathroom with shower over the bath and a further heated towel rail. All the wet rooms have half-height tiling. The property also benefits from a front three car driveway and garage, rear south-facing landscaped garden with a patio, decking, hot tub and outside tap and internally benefits from an attic. The garage has mains power, and the garden has two external sockets. Lying within easy commuting distance of the city centre this stunning property will offer immense appeal to anyone looking for a family home, so early viewing is highly recommended.

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





- Four-bedroom detached home with open-plan living
- French doors to private rear garden
- Spacious Lounge
- Solid oak staircase
- Downstairs WC
- Principal bedroom with en-suite shower room
- Three further well-proportioned bedrooms
- Family bathroom
- Private gardens to the front and rear
- Private driveway & garage
- Gas central heating & double glazing

EPC Rating B. Council Tax Band G.

Factor Fees : Ross and Liddell : Approximately £120 per annum.

Extras include blinds, fridge/freezer, electric single oven, electric induction hob, cooker hood, washing machine and microwave with grill. Other items of furniture may be available by separate negotiation.



The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





