










Offers Over

£390,000

72 Torwood Crescent

South Gyle | Edinburgh | EH12 9GJ

A fantastic opportunity has arisen to purchase this immaculately presented, detached villa situated in a quiet residential street in the popular district of South Gyle. Offering well proportioned accommodation, private gardens and driveway, this property would make a fantastic family home and viewing is highly recommended.

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms & WC
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - F



Description

Presented in immaculate move-in condition, this beautifully maintained home is arranged over two levels and offers spacious, versatile accommodation throughout. The ground floor comprises a welcoming entrance hallway with a convenient WC, a bright and generously proportioned lounge/dining room with French doors opening onto the rear garden, a substantial fourth double bedroom which could equally serve as a second family room or home office, and a contemporary fitted kitchen featuring an excellent range of sleek grey wall and base units, coordinated worktops, appliances, and direct access to the garden.

A carpeted staircase leads to the upper level, where the impressive principal bedroom benefits from built-in storage and a stylish en-suite shower room. There are two further well-proportioned bedrooms and a modern partially tiled family bathroom fitted with a three-piece suite and shower over the bath.

Further benefits include gas central heating, double glazing, security alarm and a partially floored attic providing additional storage space.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge/freezer and washing machine.

Factor

The common garden grounds around the development are maintained by SG Property Management Ltd at a cost of approximately £20 per month.

Gardens & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with a driveway providing off-street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





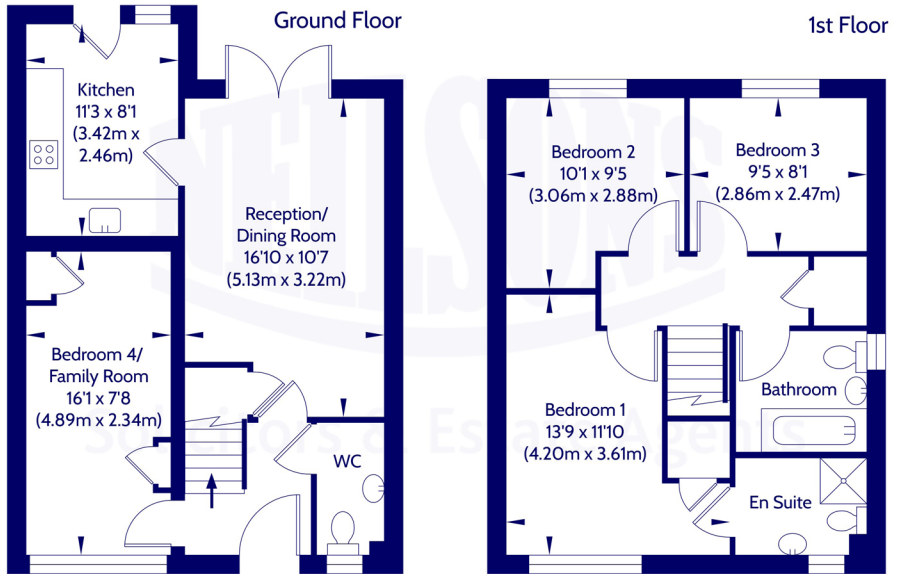
Location

Torwood Crescent is located in the desirable 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. A frequent bus service provides quick and easy access into the City Centre and the South Gyle railway station and the tram stop are both only a short walk from the property. 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 88 Sq M / 950 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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