



34/5 Torwood Crescent
CORSTORPHINE | EDINBURGH | EH12 9GJ


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Bright and spacious second floor apartment within a sought-after modern development, boasting stylish modern fittings, and a convenient location for accessing excellent local amenities and transport links. The property is well presented and offers comfortable and well-planned living space which would make an ideal home for an individual or couple, as well as being an ideal investment opportunity. The property comprises a fully fitted kitchen that currently comprises a breakfast bar, fridge/freezer, washing machine, dishwasher, boiler cupboard, gas hob, oven and fan. There are two well-proportioned bedrooms, the master benefitting from an en-suite shower room, the living room benefits from stunning views and completing the accommodation is the bathroom with bath and WC. The property also benefits from residents parking and shared garden areas.

- Hallway with ample storage
- Spacious living/dining room
- Well-appointed modern fitted kitchen
- Principal bedroom with en-suite shower room
- Further double bedroom with built in storage
- Bathroom with bath and WC
- Gas central heating and Double glazing
- Residents parking
- Security entry phone system
- Landscaped communal grounds

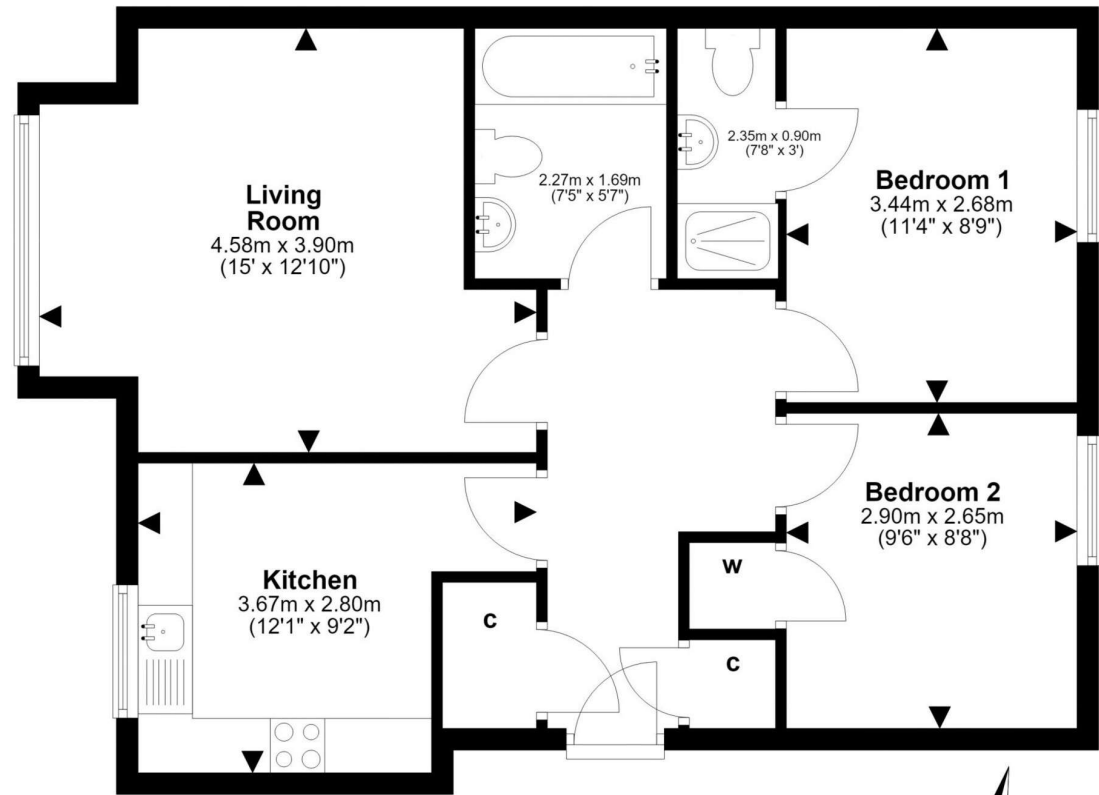
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All white goods including fridge/freezer, dishwasher & washing machine will be included in the sale of the property along with all blinds, light fittings, breakfast bar and bedroom 1 wardrobe. EPC: .C. CT: D. Factoring: Approx. £160 P/Q payable to First port.

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.





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.

