










Offers Over  
**£399,000**

## 50 Torwood Crescent

South Gyle | Edinburgh | EH12 9GJ

Offering excellent family accommodation, this delightful detached house is quietly situated in the popular South Gyle area, close to excellent amenities and transport links and enjoys far reaching views of Corstorphine Hill.

-  4 Bedrooms
-  1 Reception Rooms
-  2 Bathrooms
-  Private gardens
-  Garage & driveway
-  EPC Rating – C
-  Council Tax Band – F



## Description

Providing thoughtfully designed accommodation over two floors this attractive modern house is still under NHBC warranty and has been well-maintained by the present owner. To the ground floor, an entrance hallway leads to a generous reception room to the front of the house which connects to a superb kitchen/dining room to the rear with French doors overlooking the garden. The kitchen area is fitted with a stylish modern range of wall and base units with integrated appliances, leaving ample space for a dining table and chairs. A walk-in cupboard under the stairs provides additional pantry storage and there is a convenient utility room with door to the garden, further built-in storage and the appliances included in the sale and there is large downstairs cloakroom/WC. To the first floor there are four double bedrooms with the principal bedroom having an en-suite shower room and there is a family bathroom with white suite. Benefits on offer include gas central heating and full double glazing. There is scope to convert the garage to provide further living accommodation subject to the usual consents.



## Extras

The white goods, fitted carpets, light fittings and window blinds are to be included in the sale.

## Gardens & Garage

The property benefits from an attractively landscaped and fully enclosed private garden to the rear with lawn and patio areas providing the perfect location for barbeques and al fresco dining during the warmer months. A gate to the side gives access to the front. To the front of the house there is a garden area setting the house back from the street and a two-car driveway leading to the garage. The single garage has up and over door, power and light with the shelving included in the sale.

## Viewing

Please contact Neilsons on 0131 625 2222







## Location

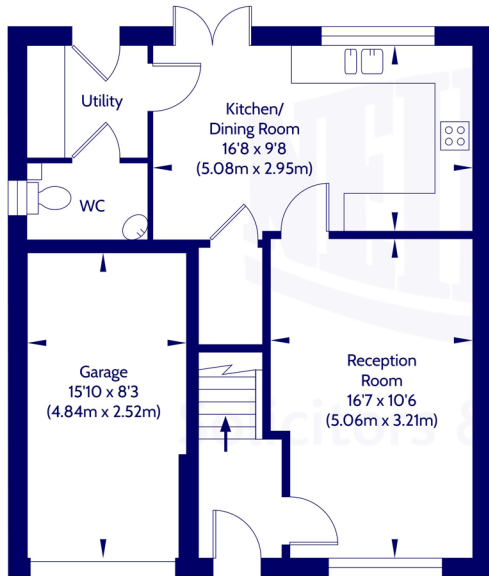
The property is located in the desirable South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping requirements with many high-street shops and services. 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 is only a short walk from the property, with links to Edinburgh's Waverly Station, Glasgow and beyond. A tram stop can be found a short walk away with which goes from Newhaven, through the city centre and out to Edinburgh Airport. Schooling is available within the vicinity from nursery to secondary level with Edinburgh College, Napier and Heriot-Watt Universities all within easy reach.



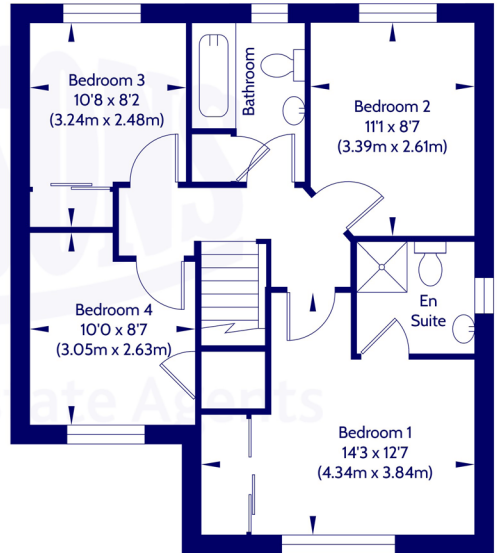
Approx. Internal Area 97.99 Sq M / 1055 Sq Ft.

Not to scale. For identification only.

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Ground Floor



First Floor

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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