



Solicitors & Estate Agents










Offers Over
£310,000

52 Torwood Crescent

South Gyle | Edinburgh | EH12 9GJ

A superb opportunity has arisen to acquire this attractive three bedroom semi-detached villa pleasantly situated within a quiet pocket of the popular South Gyle district of the city. Boasting a garage and private garden while being conveniently placed for easy access to excellent amenities and transport links, the property will undoubtedly appeal to couples and growing families.

-  3 beds
-  1 public
-  2 bathrooms
-  Private garden
-  Integrated garage and single driveway
-  EPC Band - C
-  Council Tax Band - E



Description

Internally, the property is presented in true turn-key condition while briefly comprising of; welcoming entrance hallway, light and airy lounge/diner with room with a sizable understairs storage cupboard, stylish fully-fitted kitchen with a range of integrated white goods and tiling in splash areas while being finished with smart grey units and a light worktop, two-piece W/C, first floor landing with storage cupboard and access to the attic space, principal double bedroom with an integrated double wardrobe and over stairs storage cubby, partially-tiled en-suite shower room, two further double bedrooms both with room for different configurations and freestanding furniture, and a partially-tiled family bathroom suite with bath.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the of the property lies a well-maintained private garden mostly laid to lawn with a patio area for garden furniture. For the car owner, there is a integrated single garage as well as a driveway for secure off-street parking while there is on-street parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.



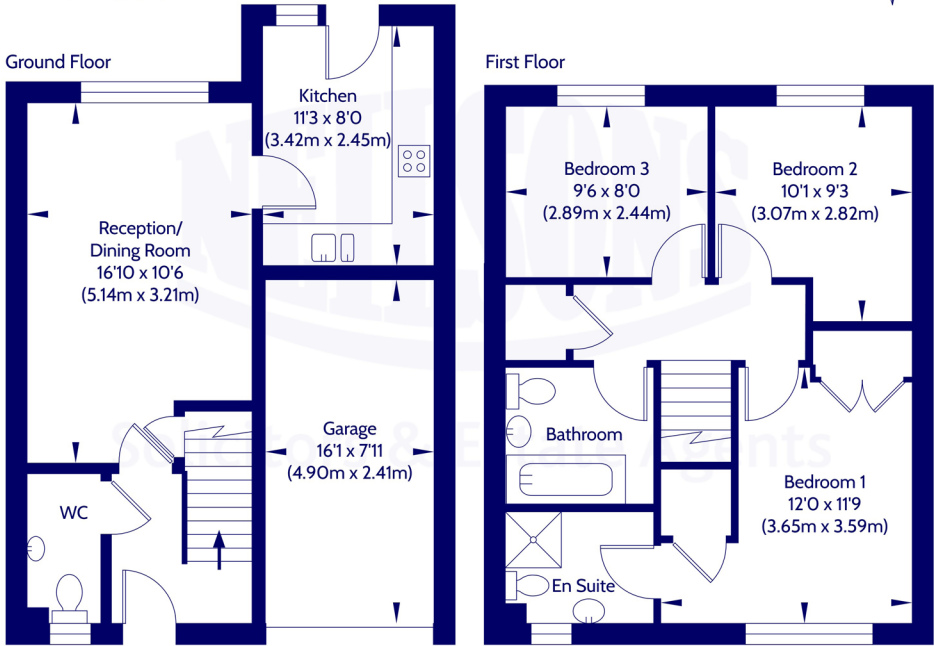


Location

Torwood Crescent forms part of a modern development in the popular South Gyle area of the city within easy reach of work and retail pursuits. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre providing excellent day-to-day shopping requirement including many high street named shops and services. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre with the close by South Gyle tram stop and Edinburgh Park and South Gyle train stations. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot Watt University all within easy reach.



Approx. Internal Area 76.88 Sq M / 827 Sq Ft.
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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