

**22 Torwood Crescent
Edinburgh EH12 9GJ**

Offers Over £245,000

- Large living room
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Two double bedrooms both with fitted wardrobes
- Family bathroom fitted with three-piece suite and mains shower over the bath
- W.C
- Gas central heating and double glazing throughout
- Private back garden
- Free on-street parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £95

Shared Ownership: No



Terraced

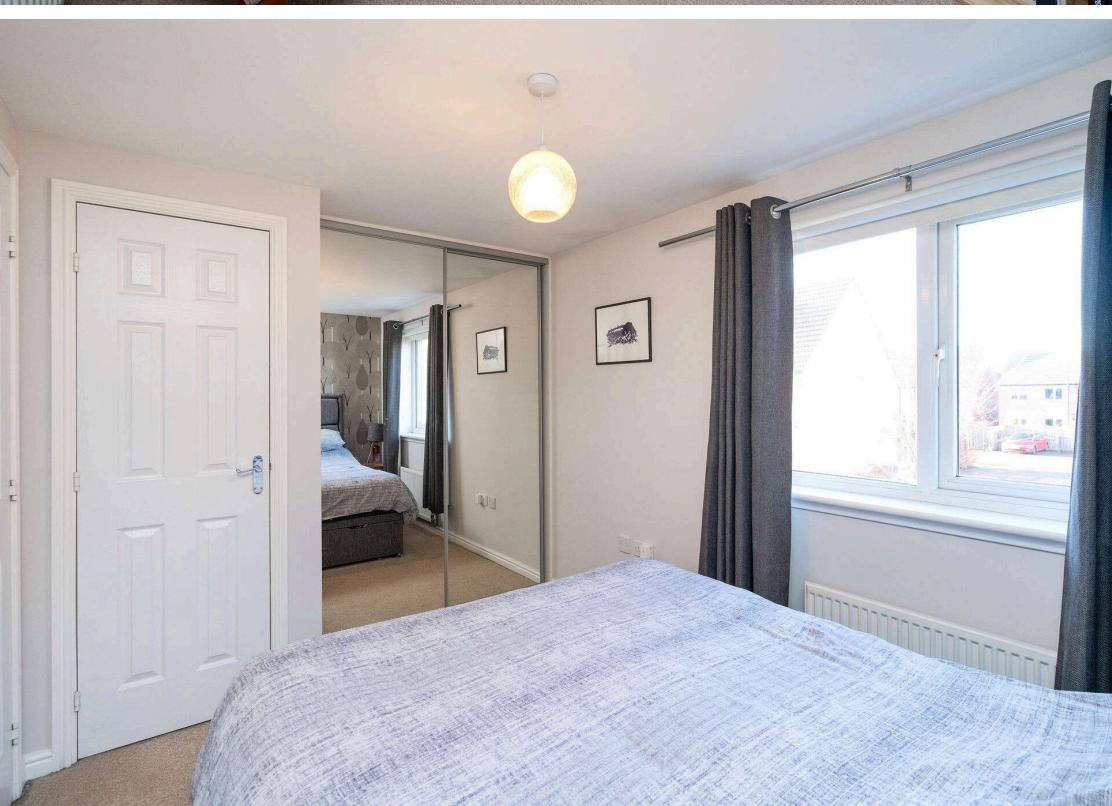
22 Torwood Crescent is a beautifully presented two-bedroom terraced home located in the highly sought-after South Gyle area. Offered in true turn-key condition, it is ideal for buyers looking for a stylish home with private outdoor space.

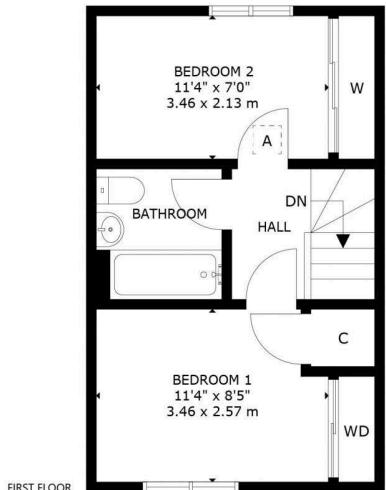
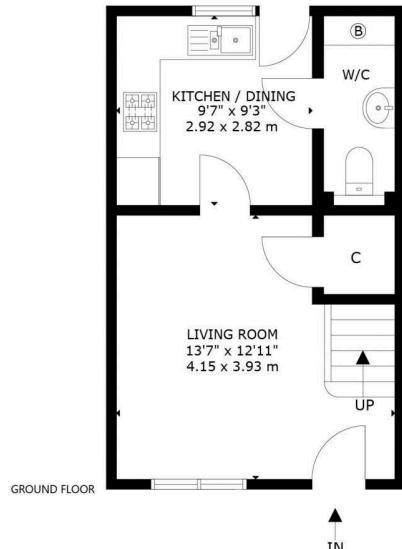
The welcoming living/dining room provides a bright and versatile space that is perfect for relaxing or entertaining family and friends. The stylish breakfasting kitchen is fitted with a range of wall and base units, a gas hob, electric oven, and space for essential appliances, with white goods available by separate negotiation. A particularly useful addition is the large W.C. located just off the kitchen. Upstairs, the property offers two generous double bedrooms, with the both benefiting from built-in wardrobes that provide excellent storage. The modern family bathroom is fitted with a three-piece suite and features a mains shower over the bath. Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Externally, the property boasts a well-maintained rear garden laid to lawn—an ideal spot for summer barbeques or outdoor dining. Free on-street parking is also available. Please Note: the development is factored by First Port 6-7 Montgomery Street Lane with an annual charge of £95 for garden maintenance.

South Gyle is a highly desirable area to live, just north-west of Edinburgh's city centre. A wide range of shops and amenities can be found nearby at the Gyle Complex, a short walk from the property. Leisure options are abundant, with a selection of bars, restaurants, and sports facilities including David Lloyd, Drum Brae Leisure Centre, and a variety of organisations catering to both adults and children. Local schooling options are well-represented, from nursery through to senior level. The area is well-served by an efficient public transport network, with easy access to buses and trams and South Gyle train station is a five minute walk from the property offering superb links to the city centre and further afield, Edinburgh Airport is just a short drive away. The City Bypass and major motorway networks are also conveniently close by, making this an ideal location for those seeking both convenience and tranquillity.

Viewing by appointment on 0131 337 1800







22 TORWOOD CRESCENT, EDINBURGH, EH12 9JG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 618 SQ FT / 58 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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