



## Flat 6, 19 Torwood Crescent, South Gyle, Edinburgh, EH12 9GL

Beautifully Presented, Two-Bedroom, Corner-Aspect, First-Floor Apartment

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# Property Description

Beautifully presented, two-bedroom, corner-aspect, first-floor apartment, forming part of a modern, factored development. Conveniently located in the South Gyle area, to the west of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a bathroom.

Highlights include a modern kitchen, with appliances and a generous bathroom, with a separate shower.

In addition, there is gas central heating and double glazing, light neutral decor throughout and a secure entry system.

In move-in condition and all furnishings available for inclusion in the sale, making this an ideal buy-to-let or first-time-buyer opportunity.

The development provides a shared bike store, landscaped grounds, including a shared green, and ample restricted residential parking.

A welcoming entrance hall gives access throughout and features a built-in store cupboard, a secure entry handset and carpeted flooring. A reception room, with carpeted flooring and three pendant light fittings, takes advantage of the property's corner aspect and offers ample space for lounge and dining furniture. A good-sized kitchen is fitted with neutrally-toned units and wood-effect worktops, a sink with a drainer, an integrated oven, a gas hob, a stainless steel canopy and splashback, a freestanding fridge/freezer and a washing machine.

Set to either aspect are two well-proportioned, carpeted bedrooms, with bedroom one further benefiting from a built-in mirrored wardrobe and a TV point.

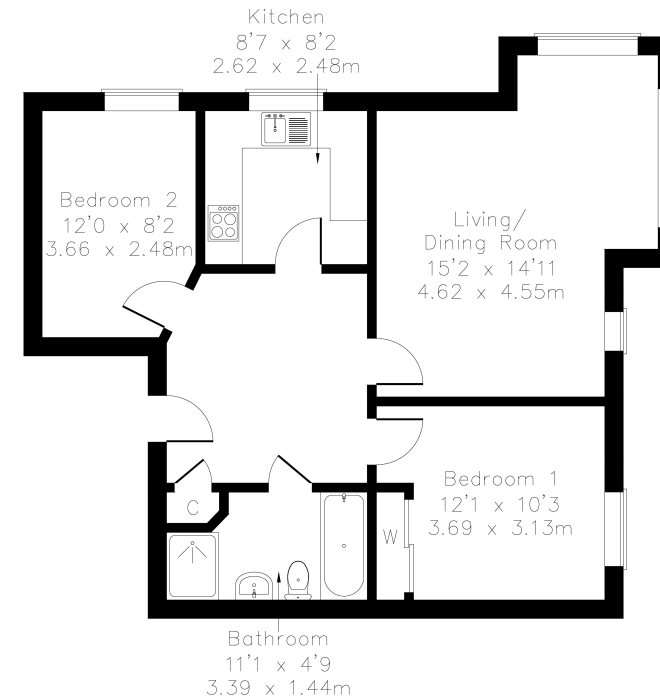
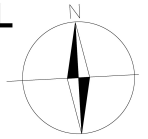
Completing the accommodation, a bathroom is fitted with a modern three-piece suite, a recessed shower cubicle and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (721 sq ft - 67 sq m.)



**Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.**

# Area Description

South Gyle is a popular residential area on Edinburgh's western periphery, and is ideal for both the city commuter and those working outwith, offering quick and easy access to the major routes on the western side of town, to the city bypass and M8 motorway. Adjacent to Edinburgh Business Park, and close to the Royal Bank headquarters at Gogar, the Gyle Shopping Centre offers a good

variety of high-street names, an M&S store and a Morrisons supermarket. The bustling shopping streets of Corstorphine are also nearby. A frequent bus and tram service provides easy access into the city centre, with South Gyle railway station also just a short distance away. The property is also well-placed for Edinburgh College, and Napier and Heriot-Watt universities.







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