



## Flat 7, 19 Torwood Crescent, Edinburgh, EH12 9GL

Immaculately Presented, Two-Bedroom, Second-Floor Apartment, with Skyline Views

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# Property Description

Immaculately presented, two-bedroom, second-floor apartment, with skyline views and superb natural light, ready to move in. Forming part of a modern, factored development in the South Gyle area, west of Edinburgh city centre.

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

Finished in contemporary decor, highlights include a stylish fitted kitchen and a generous bathroom with a separate, integrated shower cubicle. In addition, there is gas central heating, double glazing, well-proportioned room sizes and views to the Pentlands and Corstorphine Hill.

The development provides a secure entry system, garden grounds to the rear and ample unrestricted residential parking.

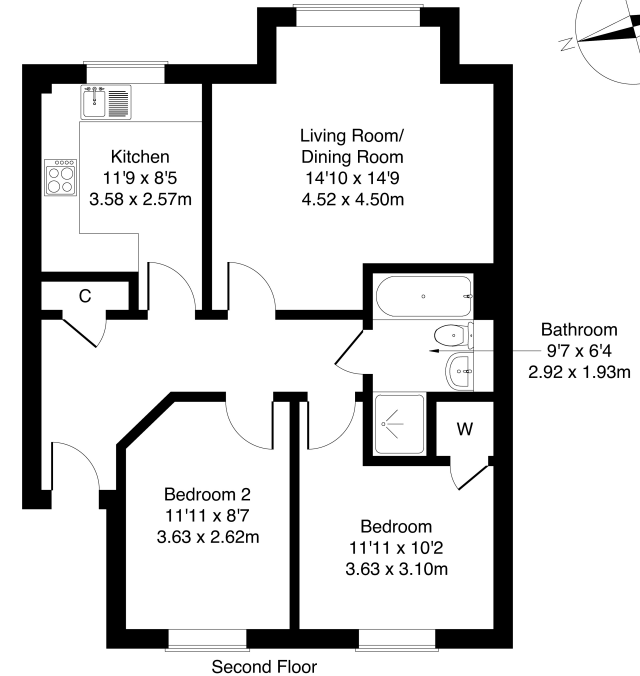
The welcoming entrance hall gives access throughout and features a built-in store cupboard, a secure entry handset and carpeted flooring. Front-facing, the carpeted public offers bountiful natural light and ample lounge and dining furniture. Also situated to the front, the kitchen features quality easy-maintenance flooring, whilst stylish fitted units include stone-effect worktops with matching upstands, and an integrated oven, a gas hob, fridge/freezer and dishwasher.

Two well-proportioned, carpeted bedrooms are set to the rear, with bedroom one further benefiting from built-in wardrobe storage. Completing the accommodation, the bathroom comprises a modern, three-piece suite, including a separate integrated shower cubicle, a chrome ladder-style radiator, a shaver point, and tiled splash walls.



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Approximate Gross Internal Area: (669 sq ft - 62 sq m.)



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

## Area Description

Located on the western edge of Edinburgh, South Gyle is a sought-after residential area offering excellent connectivity for both city commuters and those travelling further afield. With swift access to major road routes, including the city bypass and M8 motorway, it's perfectly positioned for convenience. The area neighbours Edinburgh Business Park and is home to the Gyle Shopping Centre, which features a wide selection of high-street retailers, including M&S and Morrisons. Nearby Corstorphine adds to the appeal with its vibrant mix of shops, cafés, restaurants, and

green spaces. Excellent public transport links include regular bus and tram services to the city centre, as well as easy access to South Gyle and Edinburgh Park railway stations. The location is also ideal for students and professionals, being close to Edinburgh College and both Napier and Heriot-Watt universities.







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