



## 3 Torwood Crescent, Edinburgh, EH12 9GL

Light & Tastefully Presented, Two-Bedroom, Mid-Terrace with Garden & Parking Space

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# Property Description

Light and tastefully presented, this attractive southerly-facing two-bedroom mid-terraced home offers well-proportioned accommodation, a garden, and an allocated parking bay. Quietly positioned within a modern residential development in the sought-after South Gyle area, the property enjoys a peaceful setting to the west of Edinburgh's city centre.

Comprises a living room, kitchen, two double bedrooms, a family bathroom and a ground-floor WC and Utility room.

Highlights include luxury flooring for the ground floor and a fitted kitchen with a full range of appliances. Further features include gas central heating, double glazing, and good storage provision.

Externally, the property boasts an enclosed rear garden featuring a lawn, a patio, a storage shed, and a paved path to a rear gate giving access to the residential parking.

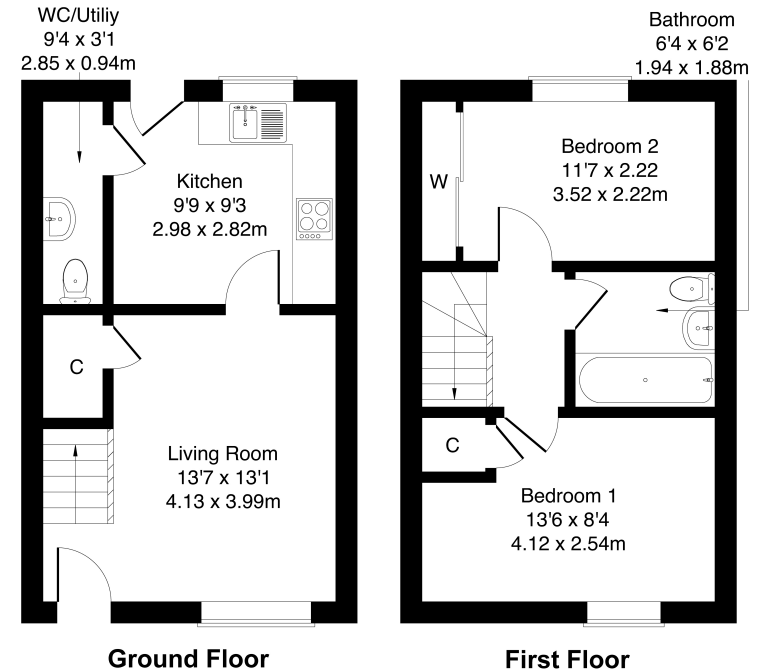
The welcoming entrance leads into a bright, front-facing living room, flooded with natural light from its south-facing aspect. Finished with light decor and luxury flooring, the space also benefits from a convenient under-stair storage cupboard and a TV point. Off the lounge, the well-sized kitchen is fitted with contemporary units and wood-effect worktops, complemented by a tiled surround, a sink with a drainer and a spray-pull tap, and an excellent range of appliances including a gas hob, oven, dishwasher, washing machine, and fridge/freezer. A door provides direct access to the rear garden, while a WC with ample storage completes the ground floor.

Upstairs, the property offers two carpeted double bedrooms, each enjoying built-in storage and ample space for freestanding furniture, and positioned to opposite aspects for added privacy. The accommodation is completed by a family-sized bathroom, fitted with a modern three-piece suite, shower over the bath, and tiled splashback walls.



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Approximate Gross Internal Area: (614 sq ft - 57 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 highly desirable residential district on Edinburgh's western edge, ideal for commuters and those working further afield due to excellent transport links, including the city bypass, M8 motorway, and other major routes. Adjacent to Edinburgh Business Park, residents benefit from the nearby Gyle Shopping Centre, which features a variety of high-street shops, an M&S, and a Morrisons supermarket. The nearby Corstorphine

High Street offers a lively mix of cafes, restaurants, independent shops, and green spaces. Frequent bus and tram services provide direct access to the city centre, while South Gyle and Edinburgh Park railway stations add further convenient commuting options. The area is well positioned for access to Edinburgh College and both Napier and Heriot-Watt universities.









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