



Flat 11, 19 Torwood Crescent, Edinburgh, EH12 9GL

Beautifully Presented Two-Bedroom Apartment with Communal Garden

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Light and beautifully presented, two-bedroom, third-floor (top) apartment, forming part of a modern factored development. Conveniently located in the sought-after South Gyle area, to the west of Edinburgh city centre.

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

Tastefully finished throughout, ready-to-move-in, highlights include a modern kitchen with appliances and quality flooring. In addition, there is a stylish bathroom with a separate integrated shower cubicle, wardrobes for both bedrooms, gas central heating, and double glazing.

The development provides a secure entry system, garden grounds, and ample residential parking.

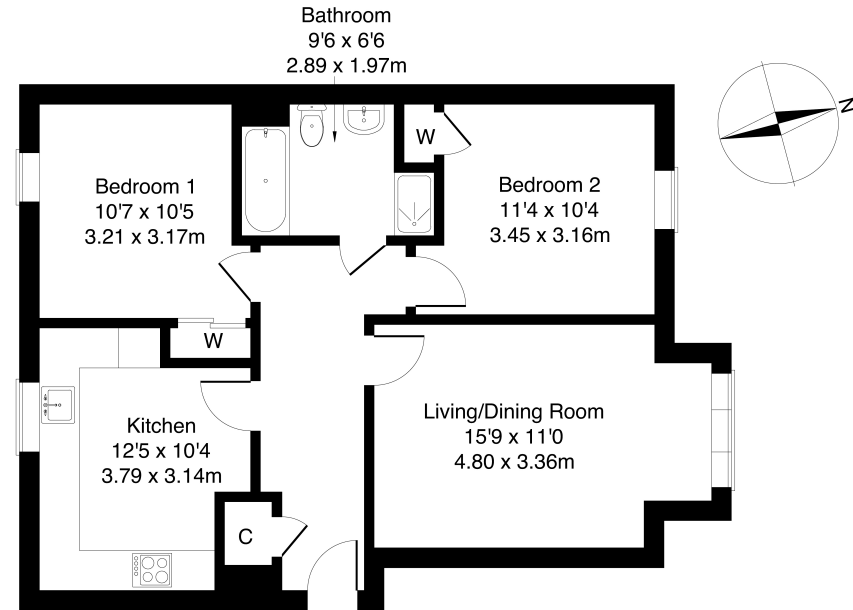
The welcoming hall provides access throughout the home and includes a built-in storage cupboard, secure entry handset, and quality flooring that seamlessly continues into the lounge and kitchen. Positioned to the rear, the living room offers ample space for both lounge and dining furniture, making it ideal for entertaining, and enjoys impressive views of the castle. At the front, the modern kitchen features fitted units with marble/stone effect worktops and matching upstands, a sink with drainer, fridge/freezer, washing machine, and an integrated oven and gas hob with an overhead canopy, with all furniture and white goods available by separate negotiation.

Two double bedrooms, set to either aspect, are carpeted and include built-in wardrobes, with the front-facing bedroom one benefiting from mirrored wardrobes. The spacious, fully-tiled bathroom is located off the hall and includes a modern three-piece suite, a separate integrated shower cubicle, and a ladder-style radiator.



Flat 11, 19 Torwood Crescent, Edinburgh, EH12 9GL

Approximate Gross Internal Area: (710 sq ft - 66 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 sought-after residential area on the western edge of Edinburgh, well-suited to city commuters and those working further afield, thanks to excellent transport links via the city bypass, M8 motorway, and other major routes. Situated next to Edinburgh Business Park, the area also benefits from the nearby Gyle Shopping Centre, which hosts a range of high-street retailers, an M&S, and a Morrisons supermarket.

high street is close at hand, offering a selection of cafes, restaurants, independent shops, and green spaces. Regular bus and tram services provide direct routes into the city centre, while South Gyle and Edinburgh Park railway stations are conveniently located. The area is also ideally placed for access to Edinburgh College and both Napier and Heriot-Watt universities.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.