



## Flat 10, 19 Torwood Crescent, South Gyle, Edinburgh, EH12 9GL

Light and Beautifully Presented, Two-Bedroom, Third-Floor (Top) Apartment

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# Property Description

Light and beautifully presented, two-bedroom, third-floor (top) apartment, with superb, open, skyline views. Forming part of a modern, factored, development, in the South Gyle area, to the west of Edinburgh city centre.

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

Finished in light, neutral decor, highlights include a stylish, fitted kitchen, with appliances, and modern flooring. In addition, there is a generous bathroom, with a separate, integrated shower cubicle, gas central heating, double glazing and a loft space.

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

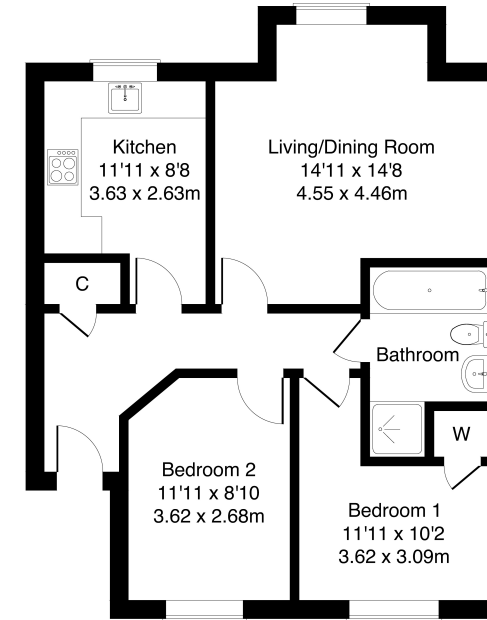
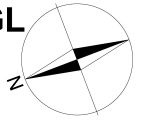
The welcoming entrance hall gives access throughout and features a built-in store cupboard, the secure entry handset and modern, wood-effect flooring, which continues into the living room. Front facing, the bright reception room provides comfortable space for both lounge and dining furniture and enjoys open views of the city skyline and the Pentland Hills. Also situated to the front, the kitchen benefits from easy-maintenance flooring, whilst fitted units include wood-effect worktops, with matching upstands, an integrated oven, a gas hob, a stainless-steel canopy, a sink with a drainer, a fridge/freezer and a washing machine.

Two well-proportioned, carpeted bedrooms are set to the rear, with bedroom one further benefitting from built-in wardrobe storage.

Completing the accommodation, the bathroom comprises a modern, four-piece suite, including a separate, recessed shower cubicle, and tiled splash walls.



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Approximate Gross Internal Area: (657 sq ft - 61 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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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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