



Thorntons
The right way to move

Flat 8, 34 Torwood Crescent,
Edinburgh EH12 9GJ





Summary

Occupying the third floor of a modern residential development, this well-proportioned two-bedroom flat offers approximately 60 sq m (642 sq ft) of accommodation. The property comprises a spacious living room, separate kitchen/dining room, principal bedroom with en-suite shower room, second bedroom and bathroom. Further features include gas central heating with a combi boiler, double glazing, attic space, unallocated residents' parking and communal grounds. Its elevated position affords impressive outlooks towards the Pentland Hills, Corstorphine Hill, Edinburgh Castle and Arthur's Seat. A factoring fee is payable.

Features

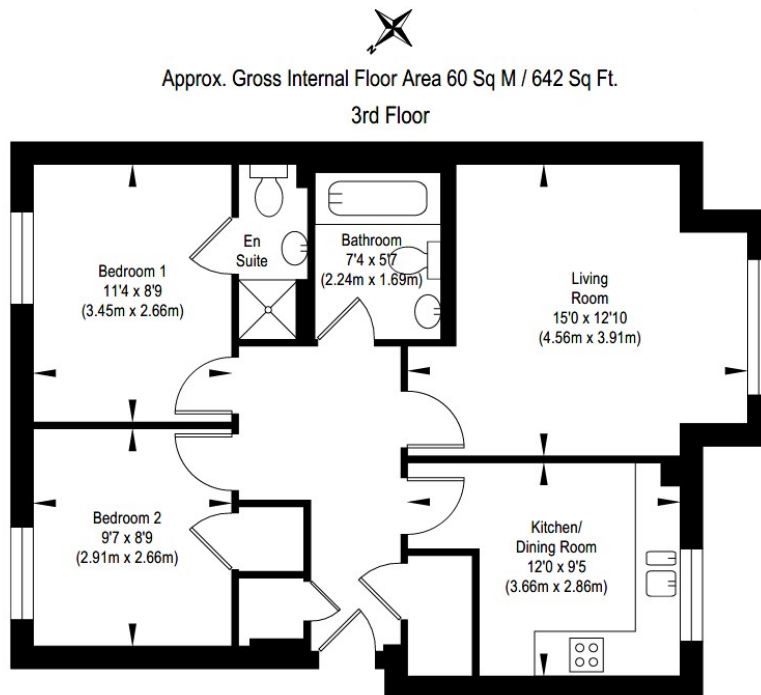
- Third-floor two-bedroom flat
- Spacious living room
- Separate kitchen/dining room
- Principal bedroom with en-suite shower room
- Bathroom
- Attic space providing useful additional storage
- GCH with combi boiler; DG; EPC - B
- Unallocated residents' parking
- Communal grounds
- Elevated views towards the Pentland Hills, Edinburgh Castle & Arthur's Seat

Room Measurements

Living Room: 15'0" x 12'10" (4.56m x 3.91m)
 Kitchen/Dining Room: 12'0" x 9'5" (3.66m x 2.86m)
 Bedroom 1: 11'4" x 8'9" (3.45m x 2.66m)
 Bedroom 2: 9'7" x 8'9" (2.91m x 2.66m)
 Bathroom: 7'4" x 5'7" (2.24m x 1.69m)



Floorplan



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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