



2 Torrance Place, Edinburgh, EH17 8ER

Immaculately Presented, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

Upgraded and ready-to-move-in, this immaculately presented four-bedroom detached family home benefits from gardens, a driveway, and a garage. Set in a sought-after modern residential development in the Gilmerton area, south of Edinburgh city centre, this family home offers spacious, well-proportioned accommodation. Comprises an entrance hallway, living room, dining/kitchen, utility room, four double bedrooms, an en-suite, a family bathroom and a ground-floor WC.

Highlights include a fully integrated kitchen with luxury worktops and extensive quality flooring, including large tiling and hardwood. Tastefully finished in contemporary decor, it also features stylish bathroom suites, modern lighting, multiple TV points and a solid oak staircase. Additional features include gas central heating, solar panels, double glazing, and superb storage, including a loft and a garage with power and lighting.

Externally, the property boasts a front lawn with shrubbery, an EV point, and a multi-vehicle drive, and a rear garden featuring raised shrubbery, distinct patio areas, and synthetic turf lawns.

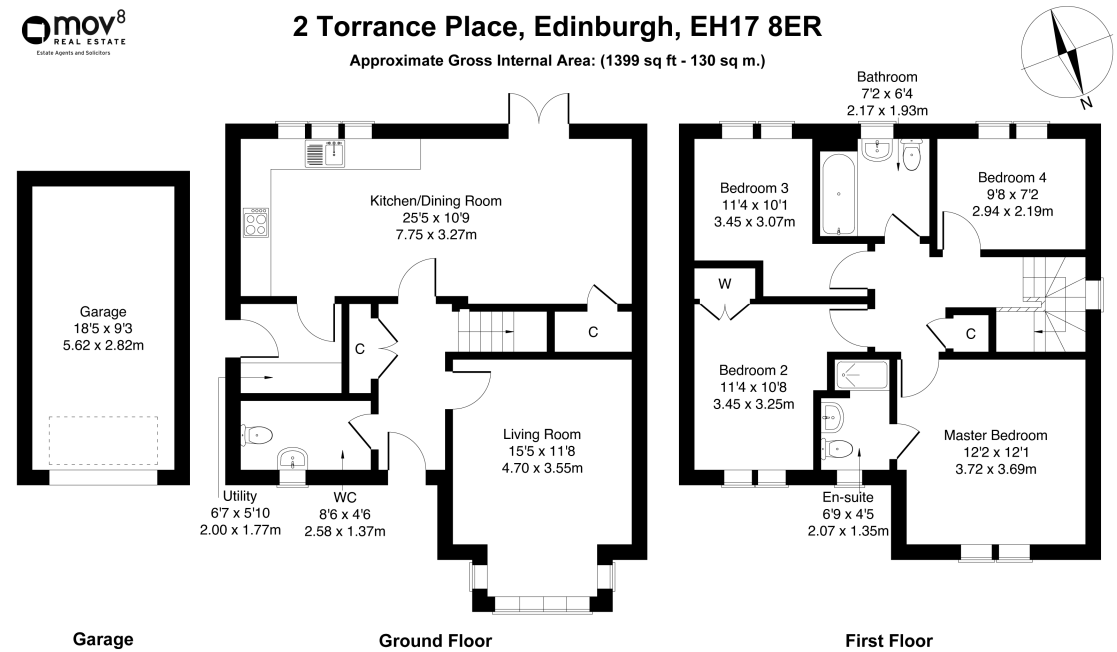
A welcoming entrance hall provides access to the ground-floor accommodation and includes a convenient WC, a useful storage cupboard and an oak staircase leading to the upper hall. Positioned to the front of the property, the bright living room features light décor, quality hardwood flooring and a striking box-bay window, creating an attractive and comfortable principal reception space. To the rear, the outstanding dining kitchen spans the full width of the property and benefits from a bright south-facing aspect, allowing an abundance of natural light to flood the room. Designed with both family life and entertaining in mind, the generous space features quality tiled flooring, a built-in cupboard and patio doors opening directly onto the rear garden. The well-appointed kitchen area is fitted with contemporary units and worktops, a stylish splashback and a range of integrated appliances, including an induction hob, eye-level oven, fridge/freezer and dishwasher. A separate utility room is located off the kitchen and provides additional fitted units and worktop space, further storage and direct access to the garden, as well as an integrated microwave and washing machine.

On the upper floor, set to the front, a spacious master bedroom benefits from carpeted flooring, a wall-mounted TV point and a stylish en-suite shower room fitted with a contemporary suite. Also set to the front, bedroom two benefits from a built-in wardrobe, providing excellent storage, whilst two further flexible bedrooms are set to the rear, overlooking the garden. Completing the accommodation is the modern family bathroom, fitted with a contemporary three-piece suite comprising a bath with shower over, tiled splashback walls and a ladder-style radiator.



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Approximate Gross Internal Area: (1399 sq ft - 130 sq m.)



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

Area Description

Gilmerton is a popular and well-established residential area known for its excellent recreational and leisure amenities. Residents can enjoy several nearby golf courses, sports centres, public parks, and scenic countryside ideal for walking and cycling. The local shopping hub on Drum Street offers a range of specialist shops, while Iceland, Morrisons, and Aldi provide convenient grocery shopping. For a wider retail experience, Cameron Toll Shopping Centre and Straiton

Retail Park are just a short drive away, offering a wide variety of major retailers. Families are well-served by local schools, including Gilmerton Primary and Gracemount High. The area benefits from frequent public transport along Gilmerton Road, providing swift access to Edinburgh city centre. Additionally, the nearby city bypass ensures easy connections to the motorway network and major retail destinations such as Straiton, Fort Kinnaird, and The Gyle.





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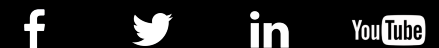
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