

Flat 4, 2 Torwood Crescent

EDINBURGH, MIDLOTHIAN, EH12 9GJ



Bright and spacious two-bedroom first-floor flat with excellent storage and convenient parking



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



This bright and well-presented two-bedroom first-floor flat offers spacious, well-proportioned accommodation with a fresh neutral finish throughout, complemented by communal outdoor space and convenient parking bays.

The property opens into a bright and spacious hallway, finished in neutral decor with attractive laminate flooring and crisp white wooden doors, creating a clean and contemporary first impression while providing access to the accommodation throughout.

THE LIVING ROOM



The well-proportioned living room offers a comfortable and versatile space for both relaxing and entertaining. Finished in neutral decor, the room benefits from a large triple-window formation which allows an abundance of natural light to flood the space, creating a particularly bright and welcoming atmosphere.

THE KITCHEN



The bright and spacious kitchen provides excellent storage through a generous selection of neutral-toned wall and base cabinets, complemented by contrasting dark wood-effect worktops and cream-coloured tiled flooring. Integrated cooking appliances and a fitted dishwasher are provided, alongside space for a washing machine, creating a practical and functional kitchen.





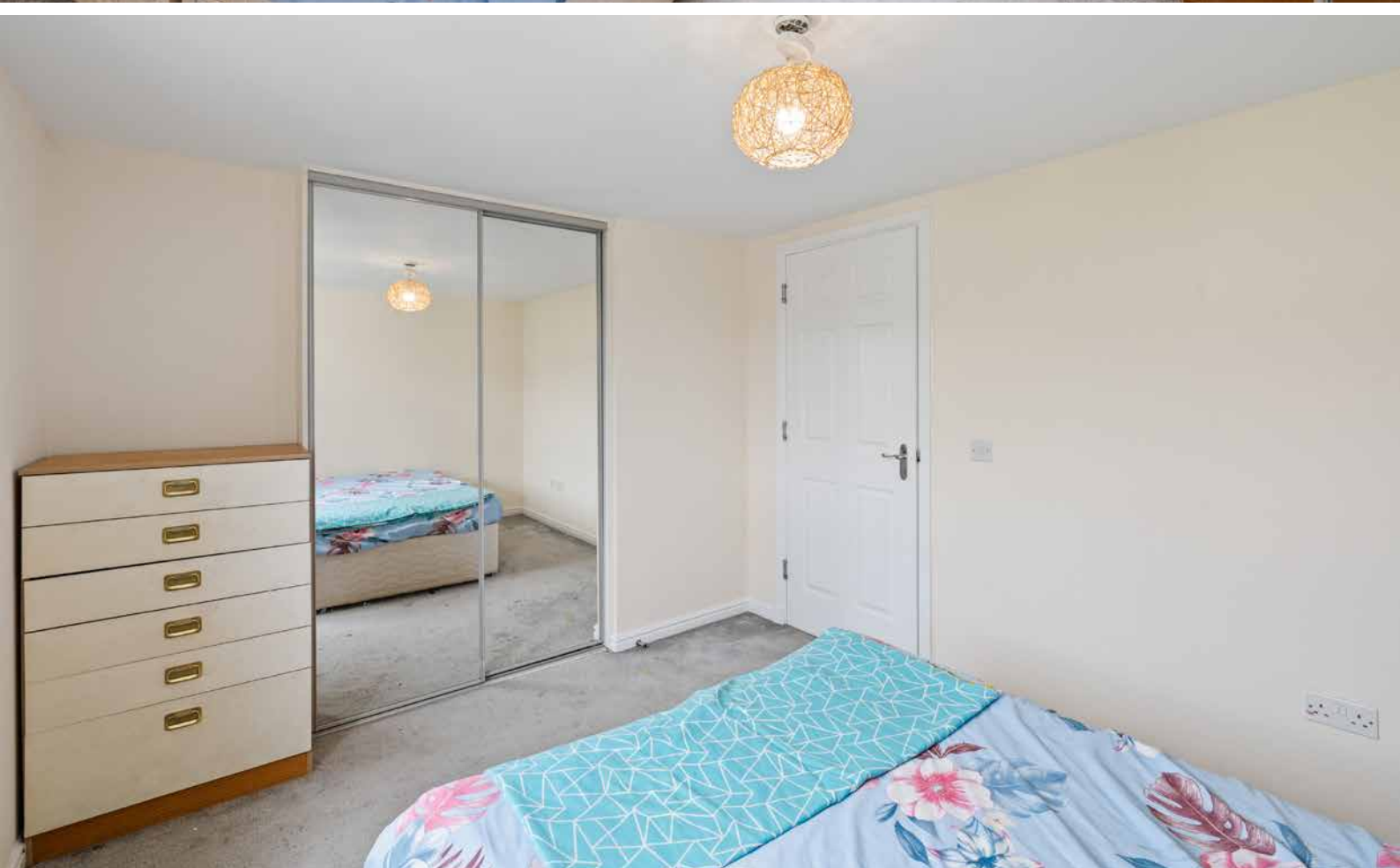
Both bedrooms are bright and generously proportioned, offering ample space for freestanding furniture and benefiting from fitted sliding wardrobes, providing excellent built-in storage.

The family bathroom is finished with apricot-toned tiling and fitted with a classic white three-piece suite. A window provides welcome natural light and ventilation.

THE BATHROOM



BEDROOM 1



BEDROOM 2

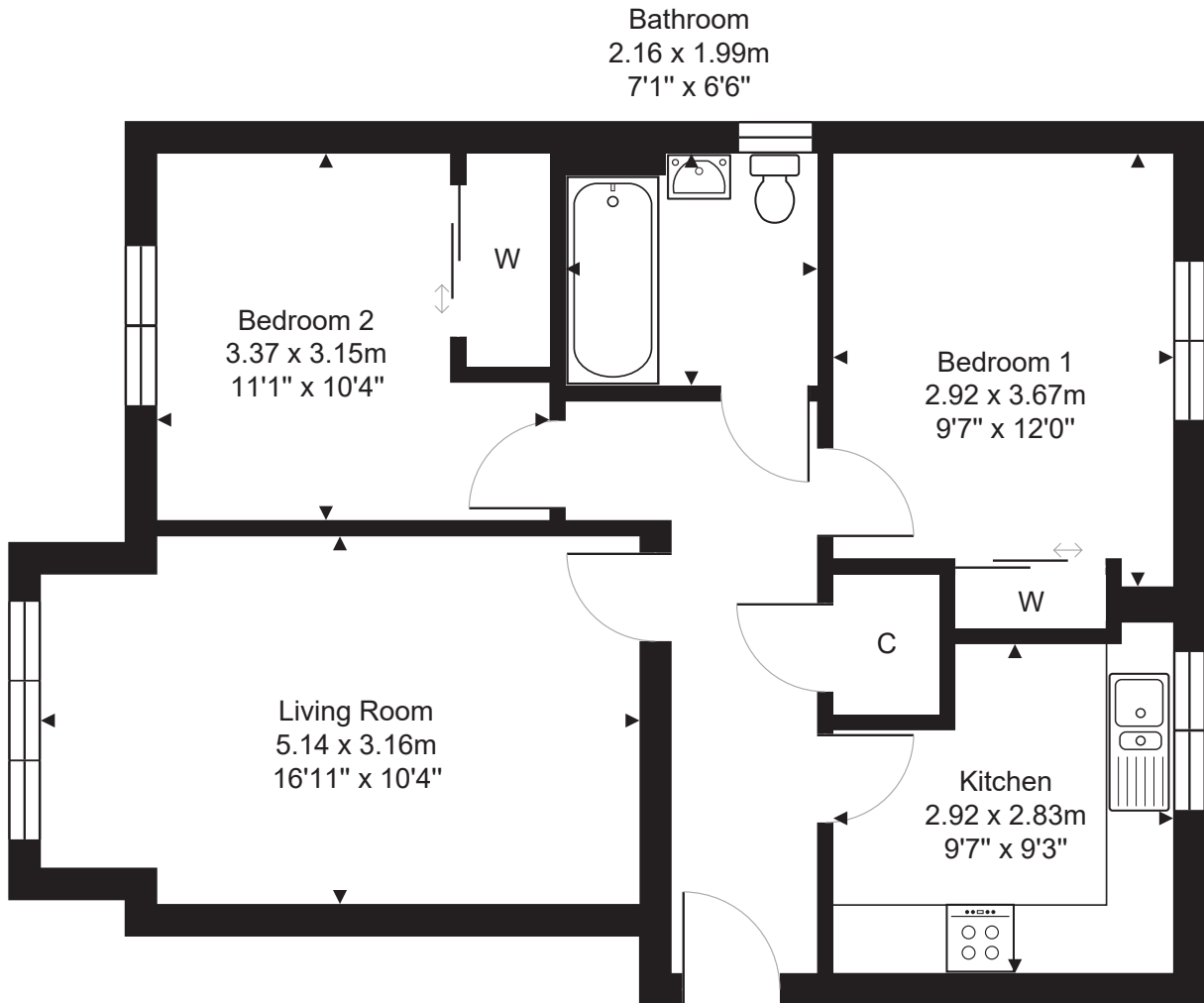


Externally, the development benefits from well-maintained communal outdoor areas incorporating grassed spaces, while parking bays provide convenient parking for residents and visitors.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 61m² | EPC Rating: B



THE LOCATION

Torwood Crescent enjoys a convenient position within Edinburgh's popular South Gyle area, particularly well suited to those looking for easy access to the city centre, airport and surrounding business districts. The nearby Gyle Shopping Centre provides an excellent range of shops, supermarkets, eateries and everyday amenities, while Corstorphine offers a further selection of local shops, cafés and services.





The area benefits from excellent transport connections, with South Gyle railway station nearby and Edinburgh's tram network providing convenient links towards the city centre and Edinburgh Airport. Edinburgh Gateway also offers both rail and tram connections, making the location ideal for commuters.

For those travelling by car, the property is well positioned for access to the A8, Edinburgh City Bypass and M8/M9 motorway network, providing straightforward connections throughout Edinburgh and further afield. A selection of local green spaces, schools and recreational facilities can also be found within the surrounding area, making South Gyle an appealing and well-connected place to call home.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZOE CARMICHAEL
Property Transaction Manager



Layout graphics and design
ALLY CLARK
Designer

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