GILSONGRAY

LAW • PROPERTY • FINANCE



# 20 TORWOOD CRESCENT

South Gyle, Edinburgh, EH12 9GJ

| 1 | 2 | 1 |
|---|---|---|
| Public Room | Bedroom | Bathroom |

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# 20 TORWOOD CRESCENT

Set within a popular area of South Gyle, this contemporary mid-terraced home offers bright, spacious accommodation with stylish interiors and a practical two-bedroom layout. Its Pentland Hills outlook, private rear garden and convenient location make it ideal for first-time buyers, couples, professionals or small families, with amenities and transport links nearby. The front-facing living room offers a comfortable retreat, with useful understairs storage. To the rear, the breakfasting kitchen provides space for cooking and dining, garden access and attractive hill views. A ground-floor WC/utility room adds practicality. Upstairs, two double bedrooms include one with built-in wardrobes, alongside a modern bathroom. The private rear garden offers space to enjoy outdoors, while residents parking adds convenience. Extras: All fitted floor and window coverings and light fittings are included in the sale.

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TO TAKE A VIRTUAL TOUR OF THE PROPERTY



# RECEPTION ROOMS
## & LIVING SPACE











## FEATURES

- Contemporary mid-terraced house in South Gyle
- Bright, spacious accommodation with attractive modern interiors throughout
- Comfortable front-facing living room with useful understairs storage
- Breakfasting kitchen with rear access and outlook towards the Pentland Hills
- Two double bedrooms, one with built-in wardrobes
- Ground-floor WC/utility with additional plumbing for appliances
- Private rear garden & Residents parking
- Fixed Price: £204,000
- Golden Share Guide -https://www.edinburgh.gov.uk/downloads/download/15263/guide-to-golden-share april-2022









## THE BEDROOMS
## & BATHROOMS

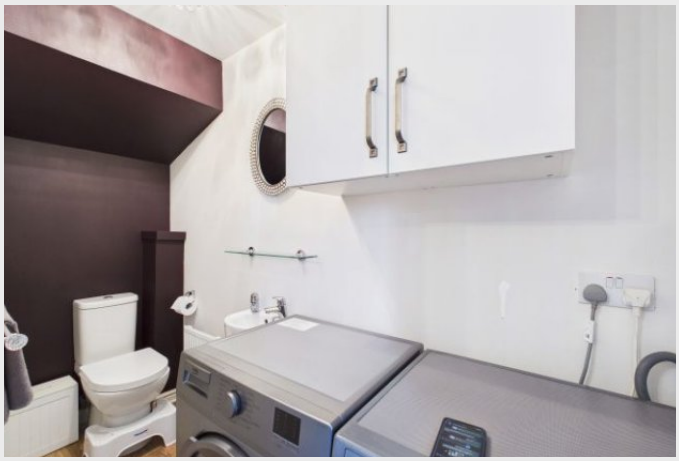


# SOUTH GYLE, EDINBURGH

Hugged by the Edinburgh green belt, South Gyle is home to a blend of leafy residential areas and prosperous business premises, including the head office of The Royal Bank of Scotland. The area is served by excellent shopping amenities, particularly at the Gyle Shopping Centre, which hosts an array of high-street retailers, eateries, and family restaurants, as well as an M&S Food and a Morrisons supermarket. One of Edinburgh's largest public parks, Gyle Park offers breath-taking views of the city skyline, as well as fantastic outdoor recreational facilities, including sports pitches, an outdoor gym, and a skateboard/BMX park. For those who prefer to exercise indoors, David Lloyd Edinburgh Corstorphine (also within Gyle Park) boasts a state-of-the-art gym, a pool, and additional sport and fitness facilities. South Gyle is within the catchment area for Gylemuir Primary School and Forrester High School, and is also well placed for excellent further and higher education, including Edinburgh College, Heriot-Watt University, and Edinburgh Napier University.

The Golden Share Scheme
Golden Share is an affordable housing scheme helping eligible buyers access home ownership. Purchasers own 100% of the property, bought at 80% of market value. This 80% valuation also applies to future resales. Applicants must meet Edinburgh Council's eligibility criteria and demonstrate affordable housing need through supporting evidence.





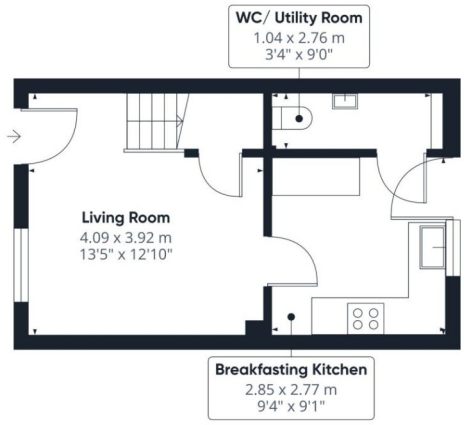


VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

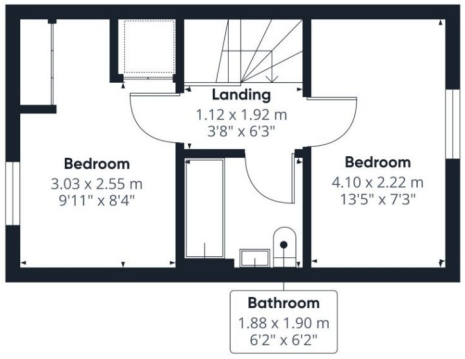
EPC RATING
C

COUNCIL TAX BAND
D

# FLOORPLAN




Main Floor







FLoor Level 2

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**Approximate total area**[1]
51 m²
549 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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