GILSONGRAY

LAW • PROPERTY • FINANCE



68 TORWOOD CRESCENT

South Gyle, Edinburgh EH12 9GJ

1	4	3
Public Room	Bedroom	Bathroom

Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

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68 TORWOOD CRESCENT

Set within an established residential neighbourhood in South Gyle, this contemporary detached house offers thoughtfully arranged accommodation, modern interiors and a versatile layout suited to family living. With four bedrooms, two reception spaces and a particularly appealing triple-aspect sunroom, the property combines comfortable everyday living with excellent flexibility for growing families, guests or home working.

A generous rear-facing living room provides an inviting space to relax and unwind, while the bright triple-aspect sunroom is a standout feature, drawing in natural light throughout the day and offering an attractive additional setting for dining or entertaining. The modern kitchen is well equipped with good storage and convenient access outside. A ground-floor bedroom provides valuable flexibility, complemented by a separate shower room.

Upstairs, the principal bedroom benefits from its own en-suite shower room, while two further bedrooms, both with wardrobes, provide comfortable accommodation for family or guests. A family bathroom serves the upper floor, and useful floored attic storage adds further practicality.

















FEATURES

- Contemporary detached house in South Gyle
- Well-planned accommodation with modern interiors
- Generous rear living room
- Bright triple-aspect sunroom
- Modern kitchen with good storage and outside access
- Principal bedroom with en-suite shower room
- Two further first-floor bedrooms with wardrobes
- Versatile ground-floor bedroom
- Floored attic storage
- Family bathroom
- Ground-floor shower room
- Private rear garden
- Driveway parking
- Factor: SGPM Property approx £120 per year



CLICK HERE

TO TAKE A VIRTUAL TOUR OF THE PROPERTY





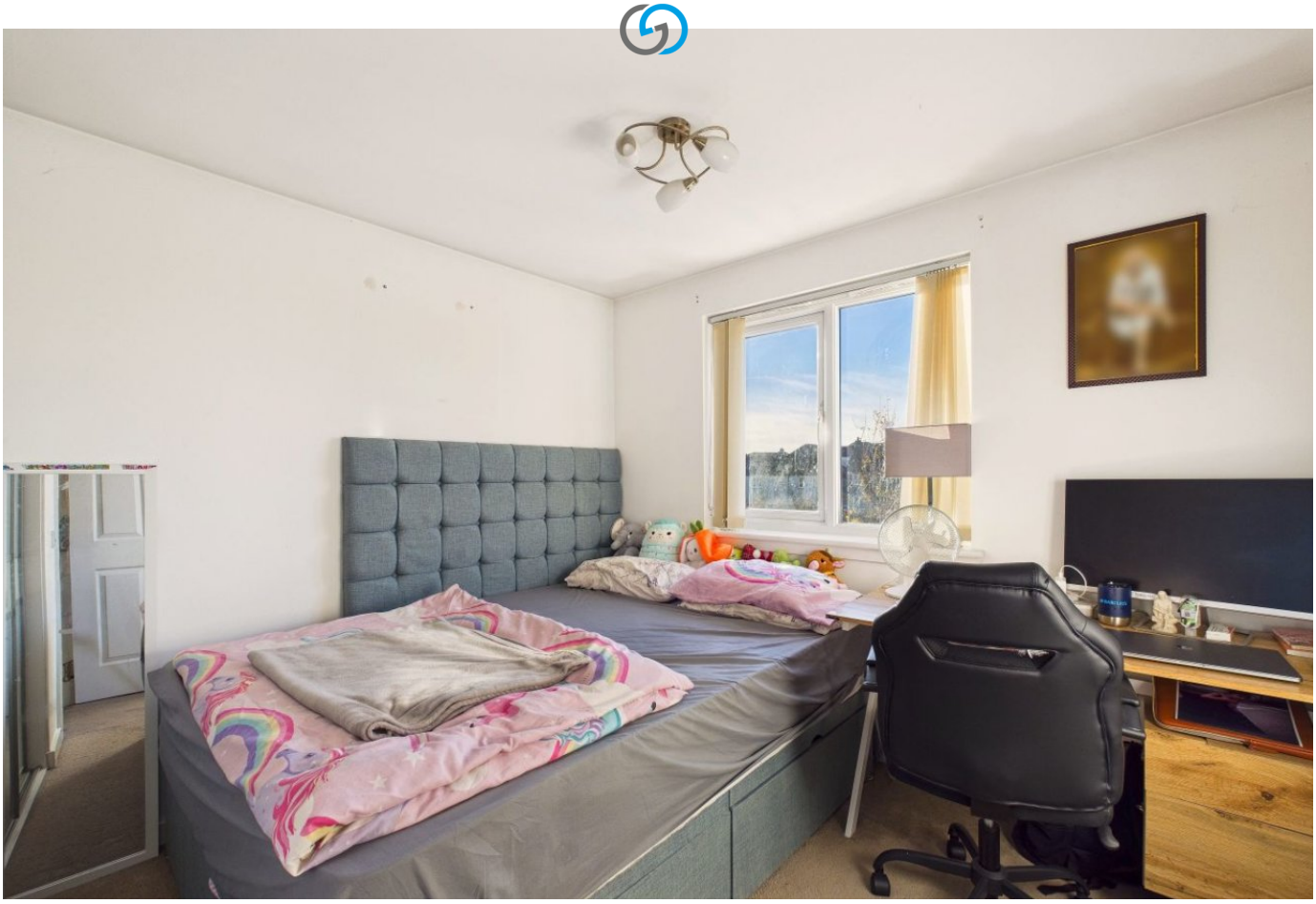














The private rear garden offers outdoor space for relaxing and entertaining, while driveway parking provides convenient off-street accommodation. Combining a flexible family layout with bright, well-presented interiors, this appealing home offers a comfortable base in South Gyle, with the added benefit of excellent everyday practicality.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.







"The sunroom extends the main living space and offers a bright setting for dining or relaxing by the garden."







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.

VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

EPC RATING

C

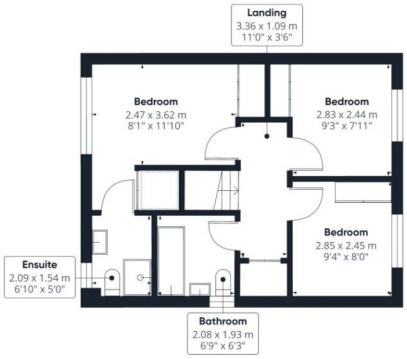
COUNCIL TAX BAND

F

FLOORPLAN



Main Floor



FLoor Level 2



Floor Level 3

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Approximate total area(1)

100.4 m²
1081 ft²

Reduced headroom

8.7 m²
94 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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