



36/1 Torwood Crescent
SOUTH GYLE | EDINBURGH | EH12 9GJ

warners
solicitors & estate agents



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Most impressive dual-facing ground floor apartment within a sought after modern development, boasting stylish modern fittings, and a convenient location for accessing excellent local amenities and transport links.

This is a true walk-in condition property with attractive features, offering comfortable and well planned living space which would make an ideal home for an individual or couple.

- Hallway with good storage
- Spacious living/dining room
- Contemporary style fitted kitchen
- Master bedroom with en-suite shower room
- Double bedroom 2 with deep cupboard
- Bathroom comprising a white suite
- Gas central heating
- Double glazing
- Security entry phone system
- Ample residents parking
- Landscaped communal areas

The fitted floor coverings, oven, hob, cooker hood, washing machine, fridge/freezer and bedroom 1 wardrobe are included. EPC Rating B

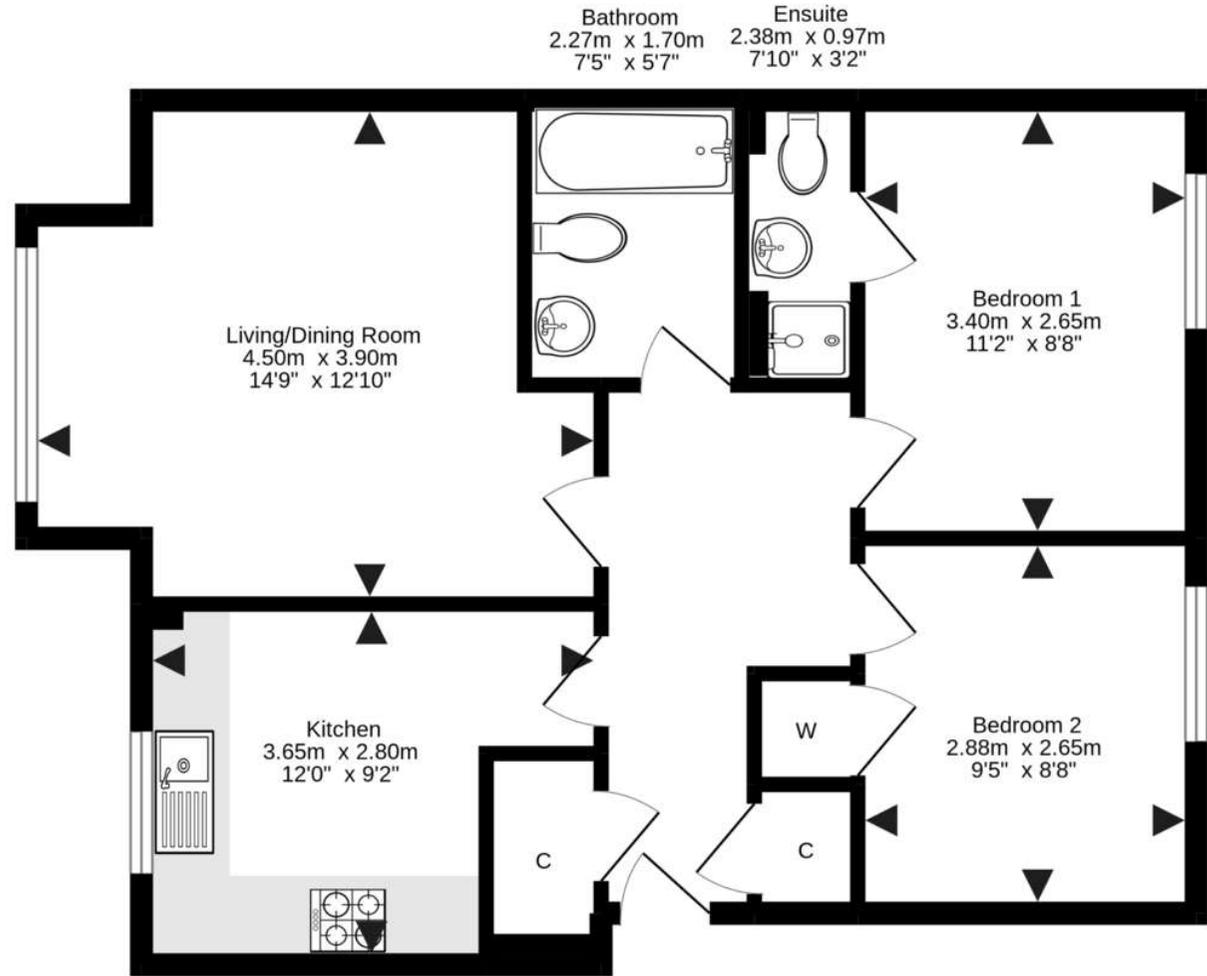


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre. The property is well positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex, which operates on a seven day a week basis. Further shops, banks, buildings societies and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also conveniently situated for those working at the Edinburgh Business Park. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport, South Gyle has its own railway station.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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