

# 19 Torrance Row

GILMERTON, EDINBURGH, EH17 8ES



*SPACIOUS FOUR BEDROOM DETACHED  
FAMILY HOME IN GILMERTON*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this spacious four/five bedroom detached family home in this popular development Edinburgh's Gilmerton/ Liberton area.

Inside, the property comprises of a spacious living area which is flooded with natural light and is generously proportioned and accessed from the main hall and kitchen/dining room.





Fully equipped kitchen/ dining room which is modern and fitted with integrated appliances, hob fan oven and dishwasher and offers ample space for dining furniture and access to the landscaped rear garden. In addition, there is a fully equipped utility room.

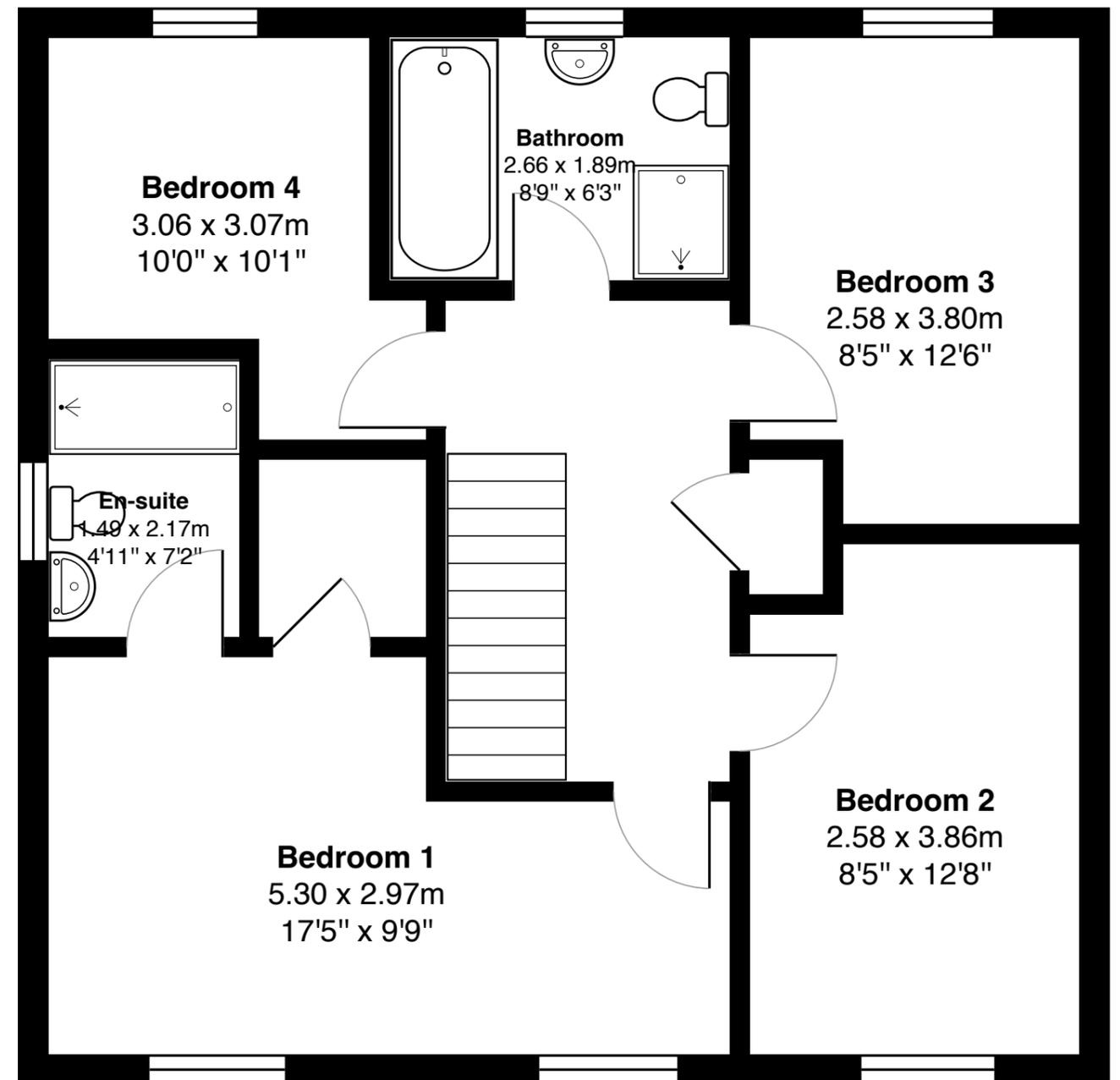
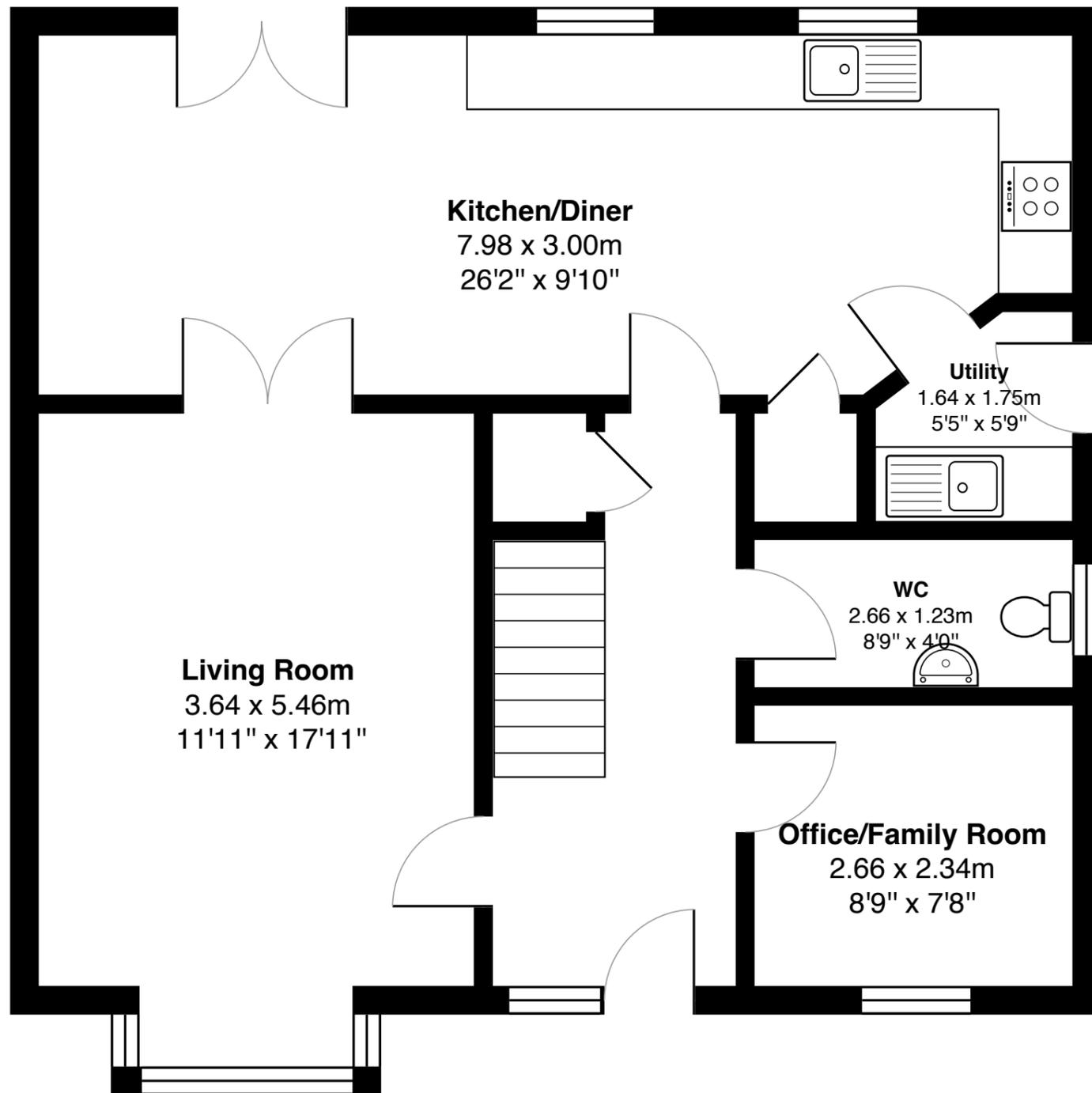


The house has four bedrooms which are all doubles and range in size with a fifth bedroom/home office/play room on the ground floor. Offering a degree of flexibility on the ground floor.





The property benefits from one WC downstairs, main family bathroom on the first floor, en suite master bedroom.



Gross internal floor area (m<sup>2</sup>): 127m<sup>2</sup>  
EPC Rating: B



In addition to this, the property includes private front and rear garden as well as a garage, gas central heating and modern double glazed windows making for a cosy cost-effective family home, year-round.

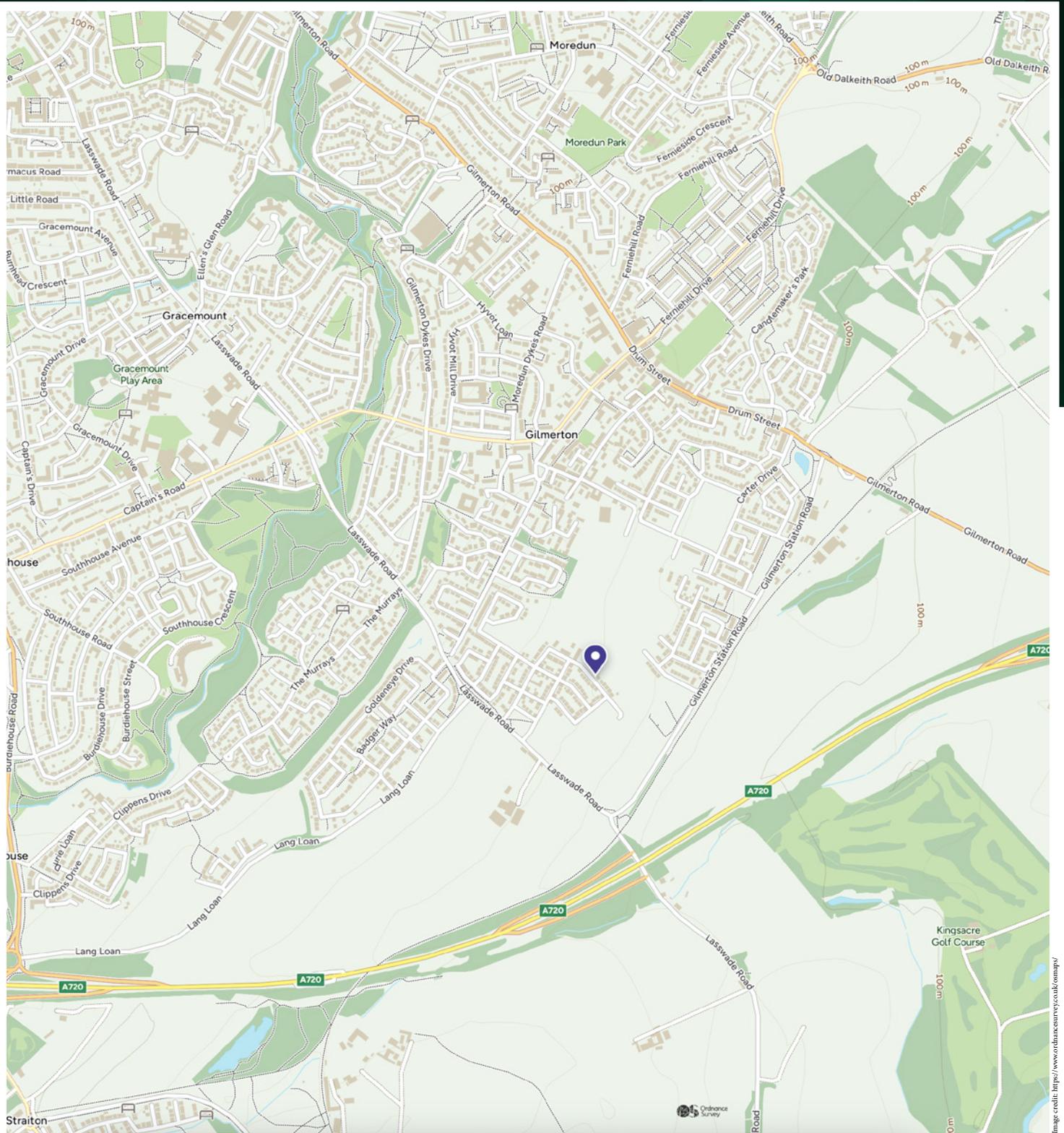


The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities.

The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

Recreational facilities include many delightful walks, a number of good golf courses and a dry ski slope located at the nearby area of Fairmilehead.

The city bypass, which is minutes' drive from the property, provides excellent commuting links both east and west. There is an excellent bus service minutes' walk from the property providing quick and easy access to the city centre and surrounding areas.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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