




McEwan Fraser Legal

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36/4 Torwood Crescent

CORSTORPHINE, EDINBURGH, EH12 9GJ

LOCAL AREA

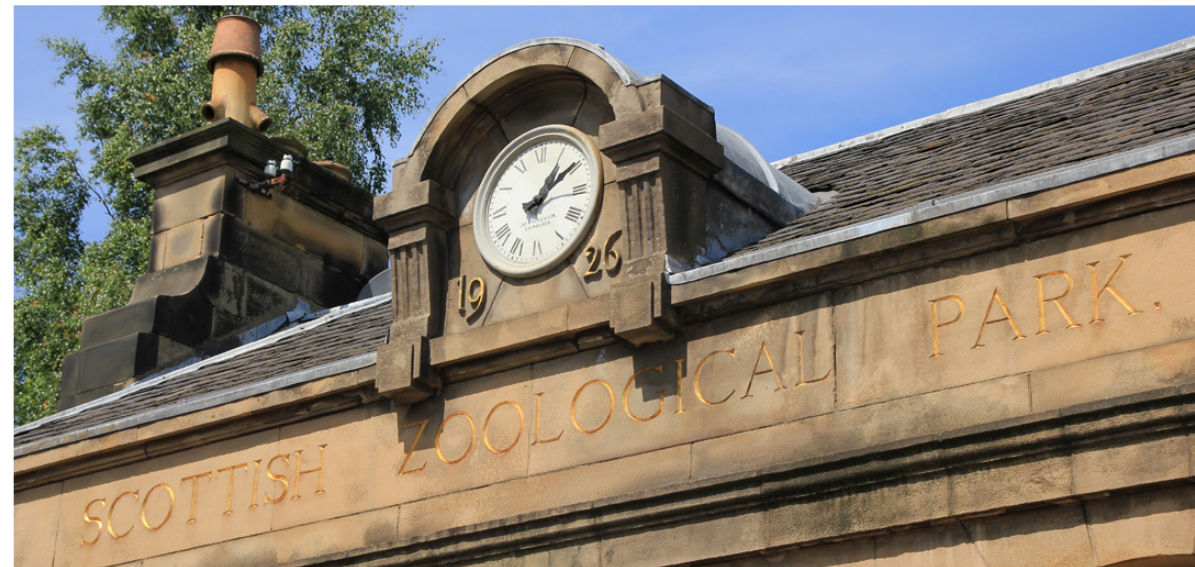
This property is situated in the Corstorphine district of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities.

Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets namely Marks & Spencers and Morrisons to name but a few and here you will find everything for all your monthly requirements.

There is an excellent bus service a few minutes from the property which will take you east into the City Centre and beyond or heading west to Edinburgh Airport and the outskirts. There are also tram links and South Gyle Train Station which are within easy walking distance of the property.

The Edinburgh City Bypass is within a few minutes drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

Local state and private schools are also a short distance from the property as is a wide range of recreational facilities.



36 TORWOOD CRESCENT

An excellent opportunity has arisen to acquire this highly desirable two bedroom first-floor apartment, making for an excellent first-time-buyer or buy-to-let opportunity, while being well located within the popular Corstorphine area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in immaculate decorative order, while briefly consisting of an entrance hallway with a cloak and a meter cupboard, a bright and spacious lounge and a fully fitted kitchen/diner which benefits from an integrated 4 gas hob/oven and an extractor hood.

There are two double bedrooms, one of which has a built-in wardrobe and the other has a three-piece, partially tiled en-suite shower-room which includes an extractor fan.

The three-piece, partially tiled bathroom benefits from an over-head shower and a further extractor fan.

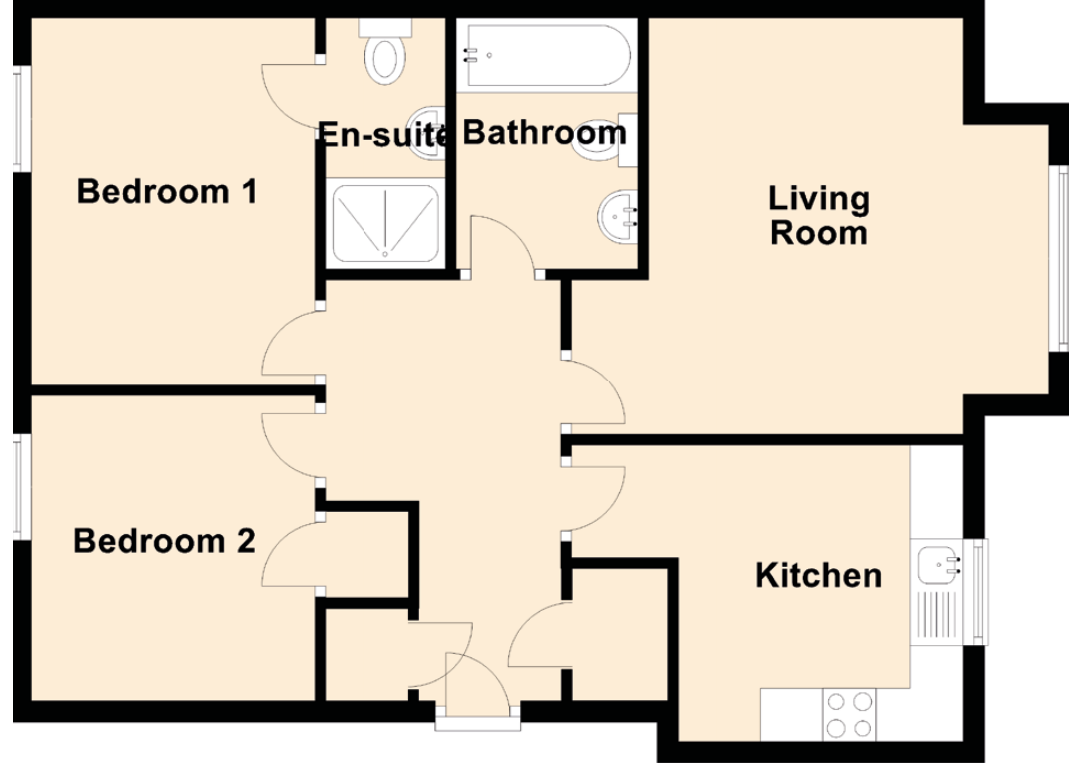
This property also benefits from; secure door entry system, gas central heating, full double glazing and communal garden grounds surrounding the property, including bin and bike storage units. The residents parking to the front of the property also accommodates for visitor parking.



BATHROOM & BEDROOMS



SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Living Room	3.90m (12'10") x 3.85m (12'8")
Kitchen	3.65m (12') x 2.78m (9'1")
Bedroom 1	3.44m (11'3") x 2.66m (8'9")
En-suite	2.35m (7'9") x 0.93m (3'1")
Bedroom 2	2.86m (9'5") x 2.66m (8'9")
Bathroom	2.26m (7'5") x 1.70m (5'7")

Gross internal floor area (m²) - 61m²

EPC Rating - B

Extras (Included in the Sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings.
Please note, other items may be available through separate negotiation.

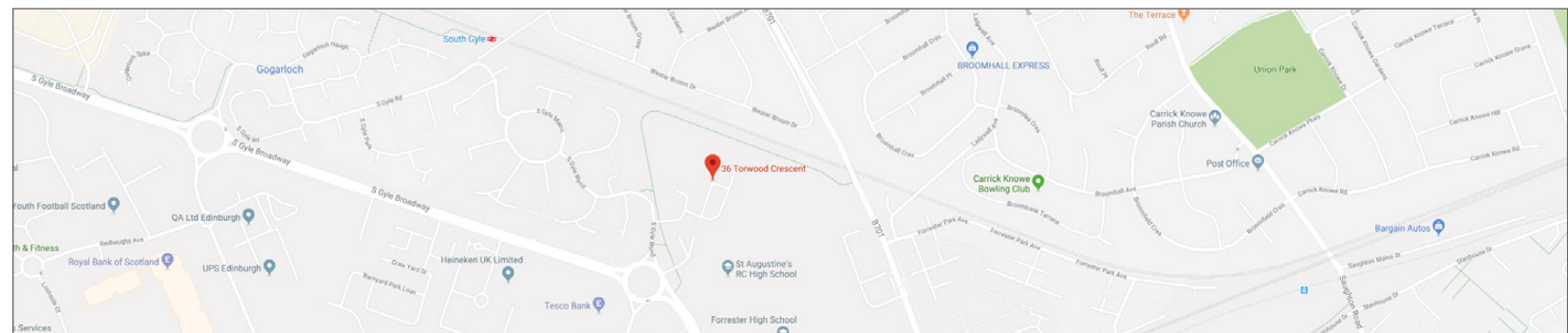


Image credit: <https://www.google.com/maps>



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Part
Exchange
Available

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