

58 Torwood Crescent

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*Spacious Five Bedroom Detached Family Home
In Edinburgh's South Gyle*



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McEwan Fraser Legal is delighted to present this five-bedroom detached house in Edinburgh's South Gyle area. The property is in walk-in condition having been well kept and upgraded by the current owner.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is bright and spacious. Also has direct access to the kitchen which provides a nice flow to the house.
- Fully equipped kitchen fitted with fully integrated white goods this includes dishwasher and fridge freezer as well as double oven and grill and five ring gas hob. From the kitchen, you can access both the utility room/ WC as well as the large private rear garden.
- Accessed off the main hall is the converted garage which makes for an excellent second public room. This could be a home office, family room, formal dining room, home gym or fifth double bedroom to name but a few!

THE KITCHEN/DINER



THE UTILITY & WC



BEDROOM 5/FAMILY ROOM





- There are two bathrooms and a WC situated on the ground floor, off the kitchen. The main family bathroom is fitted with a white three-piece bath suite and the en suite off the master bedroom is equipped with a three-piece modern shower.
- The house has five spacious bedrooms of which there is a master bedroom and en suite as well as four other spacious bedrooms.

THE BATHROOM



BEDROOM 1



four spacious bedrooms of which there is a master bedroom and en suite



BEDROOM 2



The view from bedroom 2



BEDROOM 3



BEDROOM 4

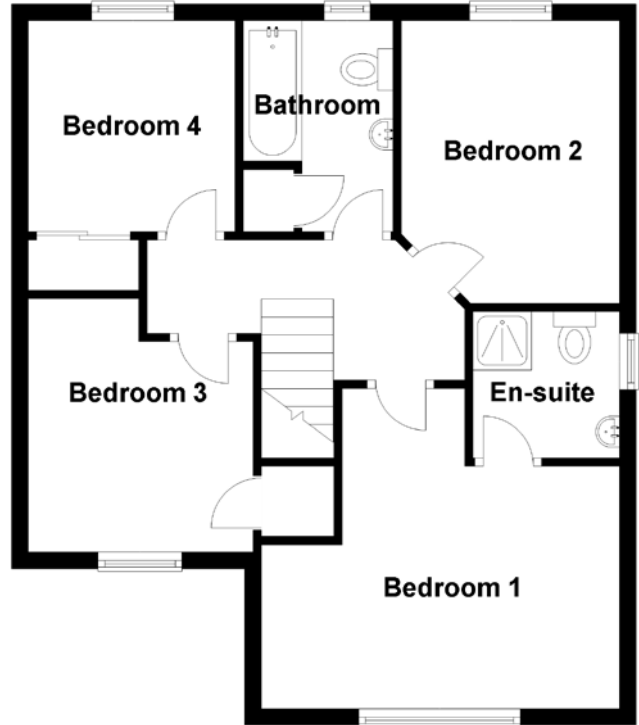
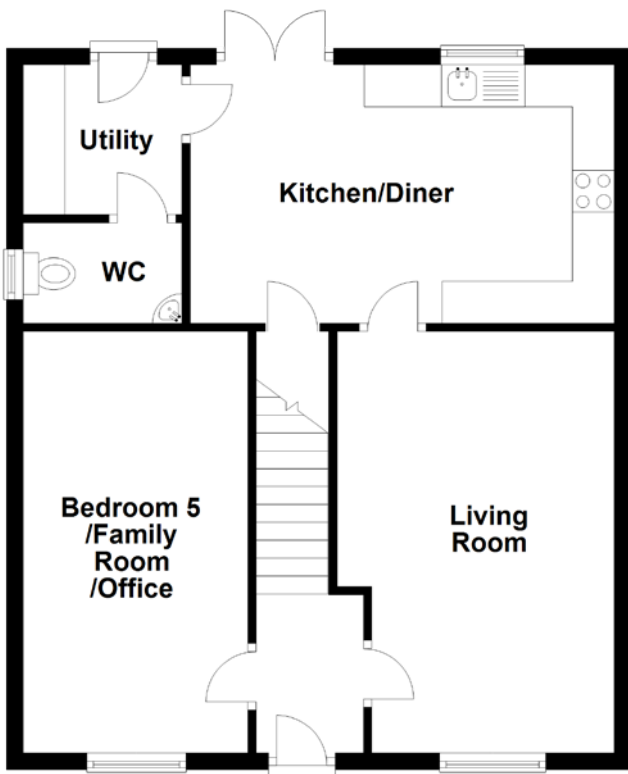


In addition, the property includes a double driveway, gas central heating, full double glazing and is well insulated making for a warm and cost-effective family home, year-round.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	5.04m (16'6") x 3.20m (10'6")
Kitchen/Diner	5.07m (16'8") x 2.94m (9'8")
Utility	1.90m (6'3") x 1.79m (5'10")
WC	1.90m (6'3") x 1.20m (3'11")
Bedroom 5	5.04m (16'6") x 2.50m (8'2")
Bedroom 1	4.35m (14'3") x 3.83m (12'7")

En-suite	1.87m (6'2") x 1.75m (5'9")
Bedroom 2	3.38m (11'1") x 2.60m (8'6")
Bedroom 3	3.03m (9'11") x 2.69m (8'10")
Bedroom 4	2.52m (8'3") x 2.47m (8'1")
Bathroom	2.52m (8'3") x 1.79m (5'10")

Gross internal floor area (m²): 104m²
EPC Rating: C



THE LOCATION

South Gyle is situated in the north-west district of Edinburgh ideally placed for local shopping, transport, educational, recreational and business facilities.





The main shopping centre in this part of the city is Corstorphine itself, and many would consider this to be one of the city's best served suburban shopping areas providing a good range of facilities and amenities as well as a 24 hour Tesco supermarket. At the Gyle shopping centre, there is a range of high street brands readily available as well as a Morrisons and Marks & Spencers. Hermiston Gait retail park has further outlets and another Tesco supermarket. Should more extensive shopping facilities be required, they can be found in the city centre, just five miles away.

There is an excellent bus service and nearby tram stop within walking distance of the property which will take you east into the city centre and beyond or west to Edinburgh Airport, there is also South Gyle train station which is within a couple of minutes walk from the property.



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