

Flat 7, 34 Torwood Cres

SOUTH GYLE, EDINBURGH, EH12 9GJ



Stylish and spacious top-floor apartment set within a peaceful modern development in sought-after South Gyle



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this superb top-floor apartment, quietly positioned within a modern and highly regarded development in the sought-after South Gyle district of Edinburgh. Offering bright, generously proportioned accommodation and an excellent level of convenience, the property is ideally suited to first-time buyers, professionals, young families, or buy-to-let investors alike.

THE LIVING ROOM

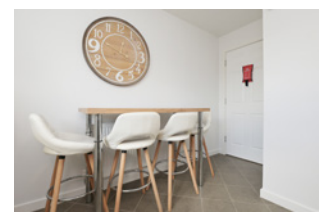


The accommodation is accessed via a welcoming entrance hallway complete with useful storage, leading through to a bright and spacious lounge/dining room. Enjoying an open outlook and flooded with natural light, this attractive living space provides an ideal setting for both everyday living and entertaining.

THE KITCHEN



The adjoining kitchen is thoughtfully designed with a range of contemporary white base and wall-mounted units, complemented by an integrated gas hob, oven, integrated dishwasher, washing machine, and fridge freezer.





There are two well-proportioned double bedrooms, both presented in neutral tones and benefiting from built-in storage. The principal bedroom enjoys a particularly pleasant open aspect and further benefits from stylish mirrored fitted wardrobes. A modern bathroom completes the accommodation and features partial tiling and a white three-piece suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



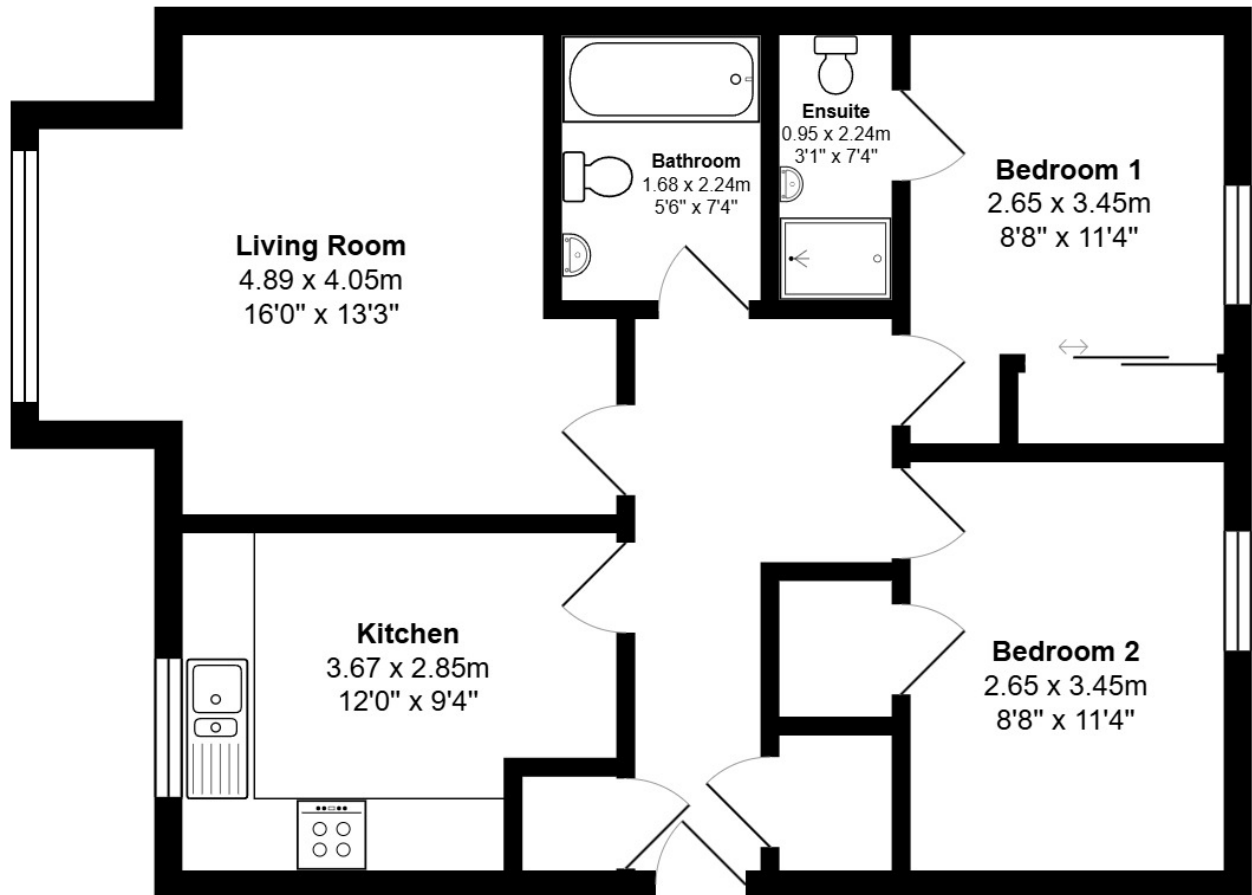
Further benefits include gas central heating, double glazing, and a secure entry system for added peace of mind.

Externally, the property is surrounded by beautifully landscaped communal grounds, creating an attractive and peaceful environment. Residents and visitors alike benefit from ample parking facilities, while a secure bike store provides excellent additional storage.

EXTERNALS

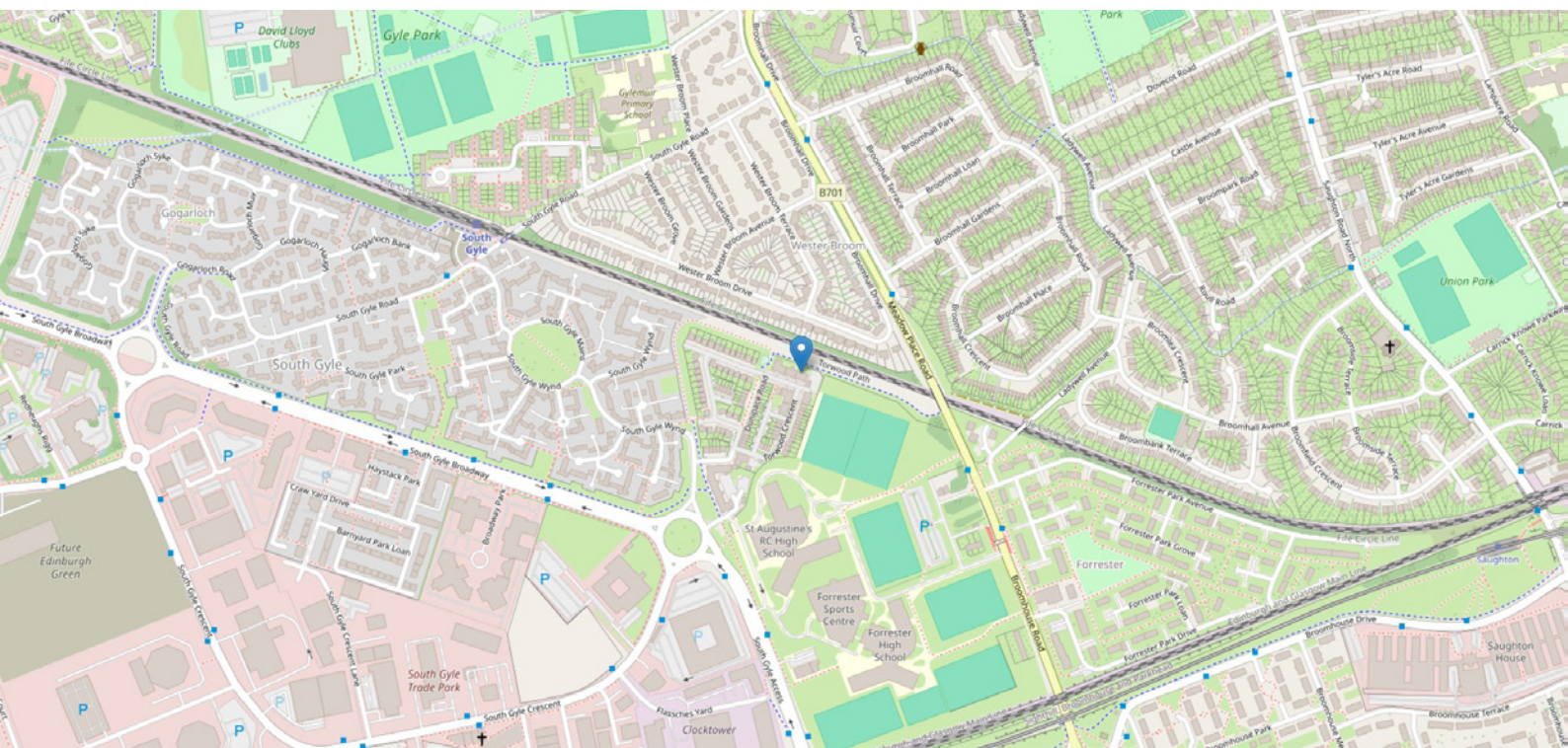


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 59m² | EPC Rating: C



THE LOCATION

Torwood Crescent is situated within the ever-popular South Gyle district of Edinburgh, a highly regarded residential area that continues to attract first-time buyers, young professionals, and commuters alike thanks to its exceptional connectivity and excellent range of local amenities. Offering a balance of peaceful suburban living with easy access to the city centre, the location is ideally placed for modern lifestyles.





The property is within walking distance of South Gyle railway station and Edinburgh Tram services, providing swift and convenient access to Edinburgh city centre, Haymarket, and Edinburgh Airport. Regular bus routes also serve the area, while nearby access to the City Bypass, M8, M9, and Queensferry Crossing makes travelling across central Scotland straightforward for commuters. Edinburgh Park and the Gyle Business Park are both close by, making the area particularly appealing for professionals working in the west of the city.

For day-to-day shopping and leisure, residents are well served by The Gyle Shopping Centre, which offers a wide selection of high street retailers, supermarkets, cafes, and restaurants. Additional supermarkets, fitness facilities, and local convenience stores are all easily accessible nearby. The area also benefits from excellent recreational opportunities, with pleasant green spaces, cycle paths, and walking routes close at hand, including access towards Corstorphine Hill and the Water of Leith pathway network.

South Gyle has developed a strong reputation as a practical and affordable location for first-time buyers looking to step onto the property ladder without compromising on convenience. The combination of reliable transport links, established local amenities, and proximity to major employers makes Torwood Crescent an attractive and well-connected place to call home.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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