




McEwan Fraser Legal
Solicitors & Estate Agents
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46 Torwood Crescent
SOUTH GYLE, EDINBURGH, EH12 9GJ

SOUTH GYLE



The property is situated in the north-west district of Edinburgh ideally placed for local shopping, transport, educational, recreational and business facilities. There are excellent bus services within walking distance of the property which will take you east into the city centre and beyond or west to Edinburgh Airport and the outskirts.

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.

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

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.



46 TORWOOD CRESCENT



McEwan Fraser Legal are delighted to bring to the open market this three bedroom semi - detached family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

In more detail, the property consists of a welcoming hallway. The downs stairs cloakroom comes with wash hand basin and W/C. The bright and airy lounge allows for free standing furniture and different configurations. There is also a storage cupboard. The kitchen comes with floor to ceiling units, gas hob, oven, hood, integrated fridge freezer, dishwasher, space for washing machine and dining table as well as access to the back garden.

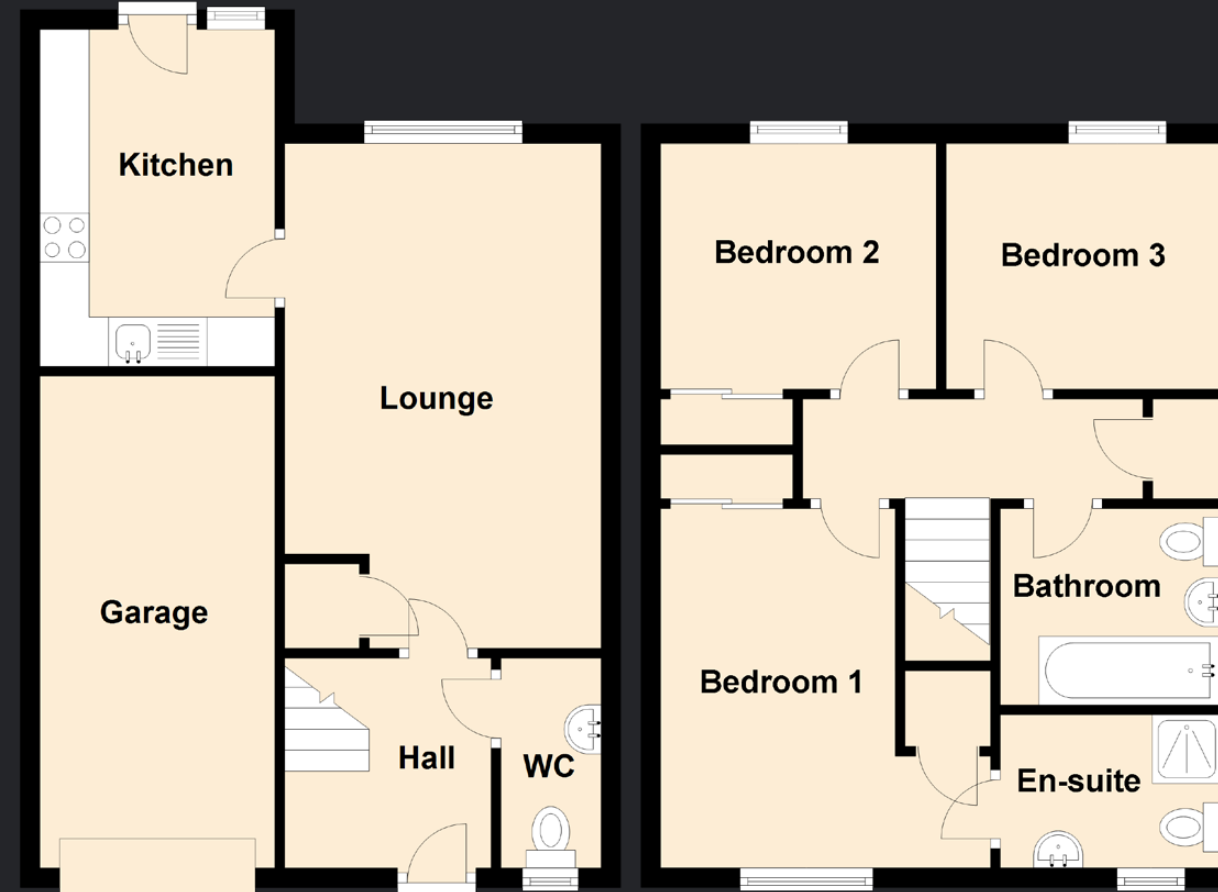
On the upper-level access to the attic and storage. There are three different sized bright and airy bedrooms allowing for freestanding furniture. Bedrooms one and two also benefit from built-in storage. Bedroom one also benefits from en suite comprising walk-in shower from mains, wash hand basin, W/C. The family bathroom comes with an electric shower over bath, wash hand basin and W/C.

Externally the secure back garden is laid to lawn and has a patio area. The front garden is also laid to lawn and has a driveway leading to a single garage with power and light. The property also benefits gas central heating and double glazed windows.





THE DETAILS

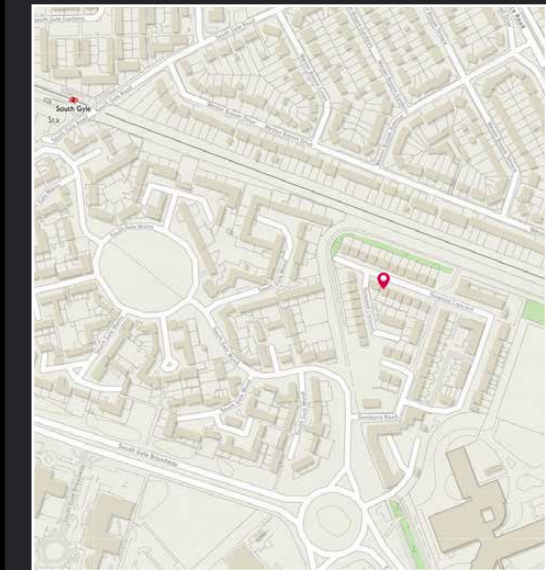


Approximate Dimensions
(Taken from the widest point)

Lounge	5.14m (16'10") x 3.22m (10'7")
Kitchen	3.43m (11'3") x 2.45m (8')
Bedroom 1	3.65m (12') x 3.60m (11'10")
Bedroom 2	2.85m (9'4") x 2.48m (8'2")
Bedroom 3	2.80m (9'2") x 2.50m (8'3")
Bathroom	2.12m (6'11") x 2.00m (6'7")
En-suite	2.12m (6'11") x 1.56m (5'1")
WC	2.14m (7') x 1.02m (3'4")

Gross internal floor area (m²): 75m²

EPC Rating: C





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