



# 14/3 TELFORD DRIVE

Crewe, Edinburgh, EH4 2NH



1

Public Room



2

Bedrooms



1

Bathroom





## 14/3 TELFORD DRIVE

This bright and spacious first-floor flat, with contemporary interiors and a seating balcony, enjoys leafy surroundings in a popular Edinburgh suburb well-served by amenities and transport links, including the cycle path connecting Leith to Haymarket. The appealing city home features two double bedrooms (one with fitted mirrored wardrobes), a welcoming living/dining room, a kitchen that opens onto the balcony, and a shower room with a walk-in rainfall shower. Additional benefits include useful cellar storage, access to an attractive communal garden, and on-street parking, which is regulated to give priority to residents.











EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Leafy address in well-connected Crewe
- Bright first-floor flat with attractive modern interiors
- Communal stairwell
- Entrance hall with storage
- Living/dining room with storage
- Kitchen with balcony access
- Two double bedrooms (one with storage)
- Stylish shower room
- Sheltered seating balcony
- Private cellar storage















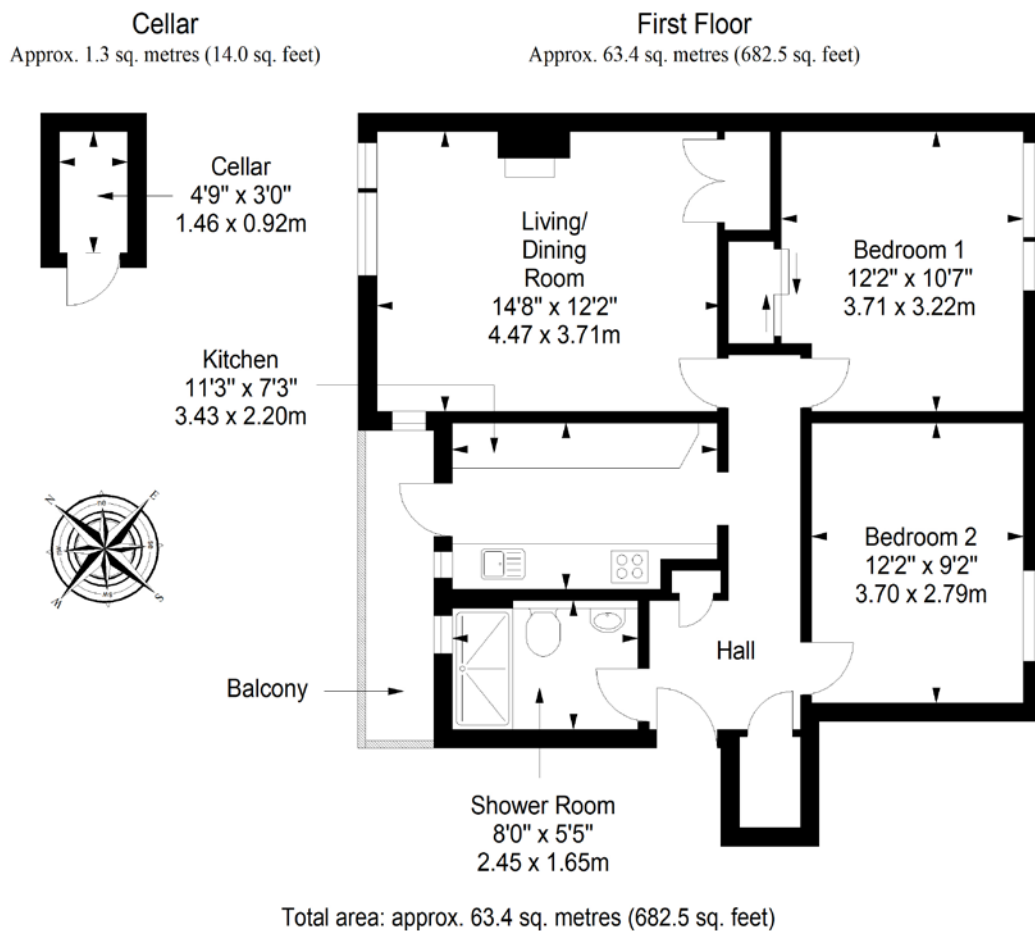
Extras: The sale includes all fitted floor coverings, light fittings and whitegoods.





# CREWE, EDINBURGH

Lying just three miles northwest of Edinburgh city centre and well-connected by excellent transport links, the popular suburb of Crewe benefits from a wealth of local shopping and recreational amenities. Some of the capital's most treasured green spaces are also in easy reach, including Inverleith Park and the Royal Botanic Garden. For grocery and everyday shopping, Crewe is served by an excellent selection of major supermarkets in the immediate surrounding area, as well as a post office, a pharmacy and a medical centre. A great selection of high-street outlets can be found at Craigleith Retail Park and Ocean Terminal, which also boasts a multi-screen cinema, popular family restaurants and a 24-hour gym. Further local sports facilities are on offer at Ainslie Park Leisure Centre, with a pool, a gym, a sports hall and fitness classes. Crewe has a superb selection of private and state schooling options, including the prestigious independent Fettes College. With its proximity to the main thoroughfare of Ferry Road, the area provides swift access into the city, as well as the Forth bridges, the City Bypass and the M8/M9 motorway network.



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