



92 Crewe Road West
Crewe, EH5 2PE

Deans 
Solicitors & Estate Agents LLP

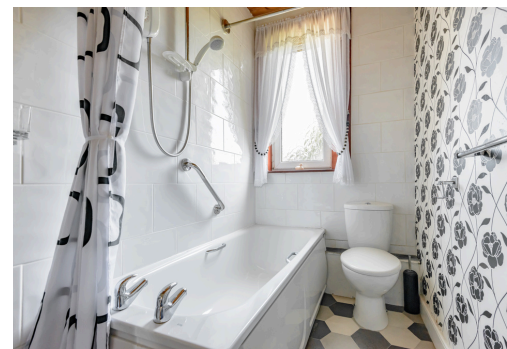


UPPER VILLA

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Rear Garden
- Driveway
- Double Glazing & GCH
- EPC Rating – D



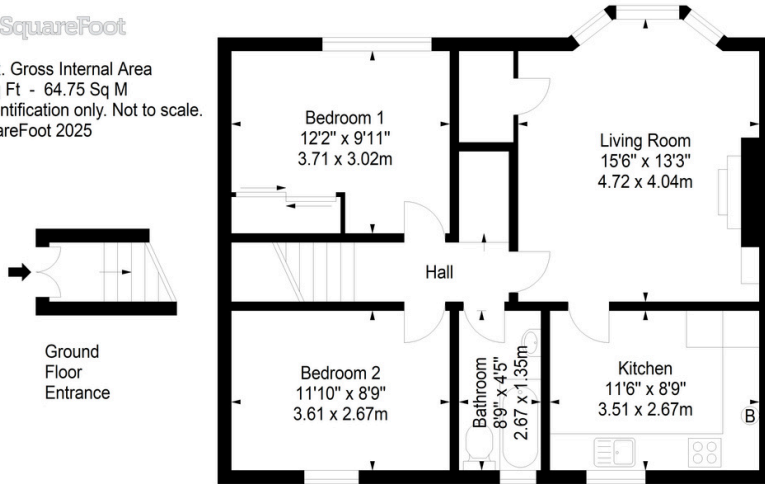
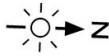
This well-proportioned upper villa is situated in Crewe in north Edinburgh, close to a variety of local amenities, the Western General Hospital and convenient public transport links. A wider selection of high street retailers and supermarkets is available at Craigleith Retail Park. There is lovely outdoor space nearby at Inverleith Park and the Royal Botanic Gardens. The accommodation comprises; welcoming hallway, spacious, living room, separate kitchen, two good-sized double bedrooms and bathroom with shower over bath. Externally, there is a well-maintained private garden to the rear and a driveway to the front offers convenient off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains and cooker. All included appliances are sold as seen with no warranty provided.



**Crewe Road West,
Edinburgh,
Midlothian, EH5 2PE**



Approx. Gross Internal Area
697 Sq Ft - 64.75 Sq M
For identification only. Not to scale.
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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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