



48 Crewe Place
Crewe, Edinburgh EH5 2LN

Deans 
Solicitors & Estate Agents LLP



DOUBLE UPPER VILLA

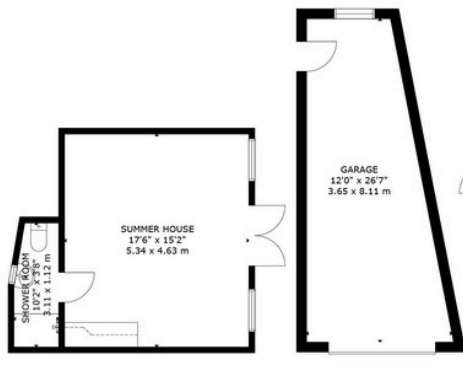
- Living Room
- Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Private Rear Garden
- Summer House With Shower Room
- Driveway & Large Garage
- Double Glazing & GCH
- EPC Rating – C



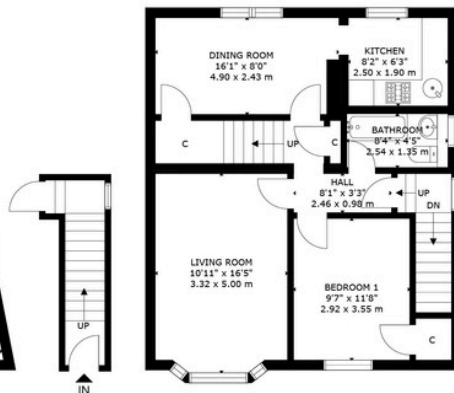
This well-presented double upper villa is situated in Crewe, north of Edinburgh, close to a wide range of amenities and convenient bus links to the city centre and surrounding areas. Nearby Craighleith Retail Park offers a wider range of high street retailers and supermarkets. The accommodation comprises; welcoming hallway, bright, living room, separate, modern kitchen, spacious dining room, three good-sized double bedrooms, laundry cupboard and bathroom with shower over bath. Externally, there is a large, sunny private garden to the rear with a decked seating area and a separate summer house with wet room and electric heating, ideal for use as a separate living space, a home office or gym. A double driveway and large garage suitable for two cars or could be used as a workshop/work space lie to the front offering ample 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, oven, hob, washing machine and dishwasher. All included appliances are sold as seen with no warranty provided.



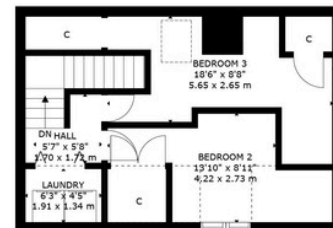




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

48 CREWE PLACE EH5 2LN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,184 SQ FT / 110 SQ M
GARAGE 301 SQ FT / 28 SQ M
SUMMER HOUSE 258 SQ FT / 24 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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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