



118/9 Crewe Road North, Edinburgh, EH5 2NE

Immaculately presented three-bedroom third floor flat with lift and private parking

URQUHARTS
EDINBURGH



DESCRIPTION

118/9 Crewe Road North is an immaculately presented three-bedroom third floor flat with lift and private residents parking, situated in the popular Crewe area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Welcoming entrance hall with two large storage cupboards; bright and spacious living room / dining room with Juliette balcony and electric fireplace; fitted kitchen with wall and base units, integrated appliances and breakfast bar; master bedroom with en-suite shower room; two further good-sized double bedrooms, all with built in wardrobes; and a bathroom with four-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen / Breakfast room. Three double bedrooms (one en-suite shower room). Bathroom.

Gas central heating. Double glazing. Well-maintained common grounds. Private residents parking with two allocated spaces, one external and one within the secure garage. Lift to all floors. The development is factored by James Gibb and there is an approx. monthly fee of £130 including common buildings insurance.



LOCATION

Crewe is situated in the northwest area Edinburgh, approx. three miles from the City Centre. Local shops cater for everyday needs, with a large Morrisons supermarket on Ferry Road, and Craighleith Retail Park, with a Sainsburys Superstore, Marks & Spencer and Boots within easy reach. Recreational amenities can be found at nearby Ainslie Park Leisure Centre, The Village Hotel and Westwood Health Club, with pleasant walks at Inverleith Park, Royal Botanic Gardens and Water of Leith cycle path. Vibrant Stockbridge and Comely Bank, with its boutique shops, cafes, restaurants, and bars are within walking distance, along with the Western General Hospital and Police Headquarters for those working in that sector. An



efficient public transport network operates to most parts of the city and surrounding areas. For the commuter travelling further afield, there is good access via Telford Road/Queensferry Road to the city bypass, main motorway networks, Queensferry Crossing and Edinburgh International Airport. Catchment schools include Forthview Primary and Craigmoynton High School with private schooling close by including Edinburgh Academy, Fettes College, and Stewarts Melville.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

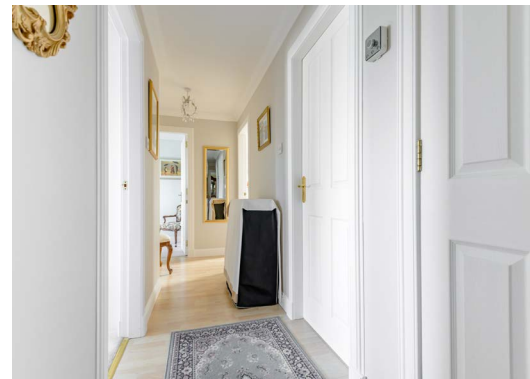
HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

The property has an Energy Rating Category **B**

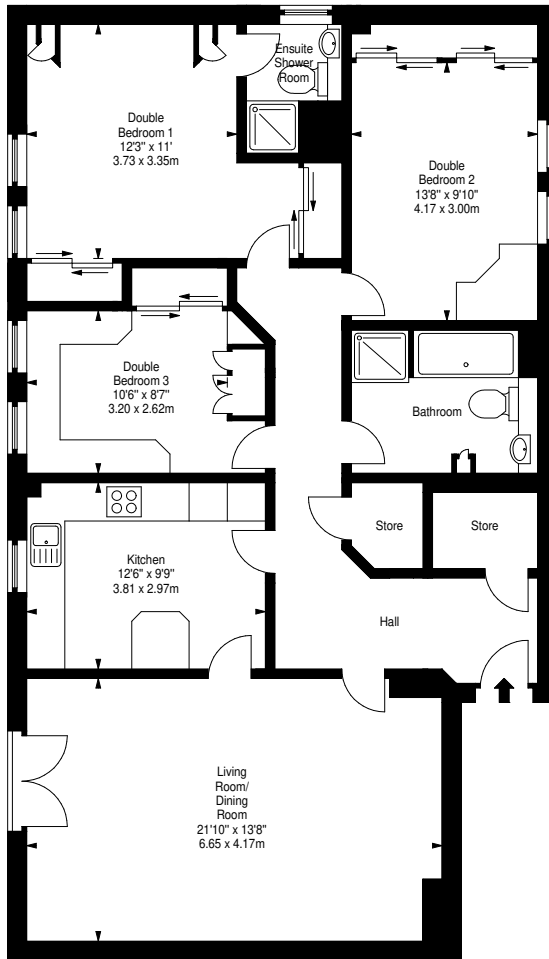
Tenure Freehold



Flat 9,
118 Crewe Road North,
Edinburgh,
Midlothian, EH5 2NE



Approx. Gross Internal Area
1216 Sq Ft - 112.97 Sq M
For identification only. Not to scale.
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Third Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.