



27 Crewe Crescent, Edinburgh, EH5 2JR

Well-presented two-bedroom lower villa with private gardens and two car driveway

URQUHARTS
EDINBURGH



DESCRIPTION

27 Crewe Crescent is a well-presented two- bedroom lower villa with private front and rear gardens and two car driveway 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

Entrance hall; bright and spacious living room / dining room quietly situated to the rear; modern fitted kitchen with wall and base units and integrated appliances; two good-sized double bedrooms; bathroom with three-piece suite and electric shower

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two bedrooms. Bathroom.

Gas central heating. Double Glazing. Well-maintained and private rear garden with decking area. Communal drying green. Driveway for two cars and unrestricted on street parking. Burglar alarm and smoke/CO detectors.

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, Morrisons and Lidl at Granton, and Craighleith Retail Park, with a Sainsbury's Superstore, Marks & Spencer, Lidl 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, Water of Leith cycle path, Wardie beach and Granton Harbour all within close proximity. Vibrant Stockbridge and Comely Bank with its boutique shops, cafes, restaurants and bars are a short distance away, 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 Granton Primary, St David's RC Primary, Broughton High School and St Augustine's RC High school, with private schooling close by including Edinburgh Academy, Fettes College and Erskine Stewart 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.

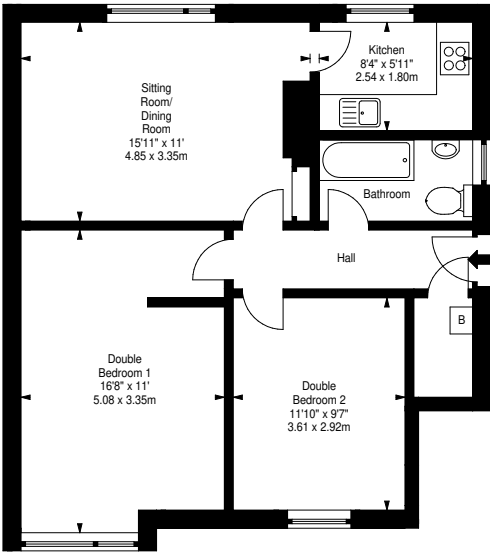
The property has a Council Tax Band C
The property has an Energy Rating Category C
Tenure Freehold



27 Crewe Crescent,
Edinburgh,
Midlothian, EH5 2JR

SquareFoot

Approx. Gross Internal Area
650 Sq Ft - 61.31 Sq M
For identification only. Not to scale.
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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.