

22 Crewe Bank, Crewe, Edinburgh, EH5 2JL



### Description

Located within a small cul-de-sac with no through traffic conveniently located, close to an excellent range of amenities and super transport links in Edinburgh, is this main door lower villa boasting private gardens to both the front and rear. The accommodation would make an ideal purchase for a first time buyer, young professionals or rental investor. Although modernisation is now required, the property has great potential to form a comfortable home.

- Entrance vestibule with storage
- Central hallway
- Well proportioned living room with sliding patio doors leading to rear garden
- Fitted kitchen
- Bay windowed double bedroom 1
- Further good sized double bedroom 2
- Bathroom comprising a three piece suite and shower
- Gas central heating and double glazing
- South-westerly facing private garden to the rear with timber sun deck and additional shared drying green
- Front garden
- On street parking

### Extras

The cooker, washing machine, fridge/freezer and garden shed are included. Interested parties should note that the property will be sold as seen and that no warranties or guarantees will be provided with regard to the working condition of any of the services or appliances.

EPC Rating: D



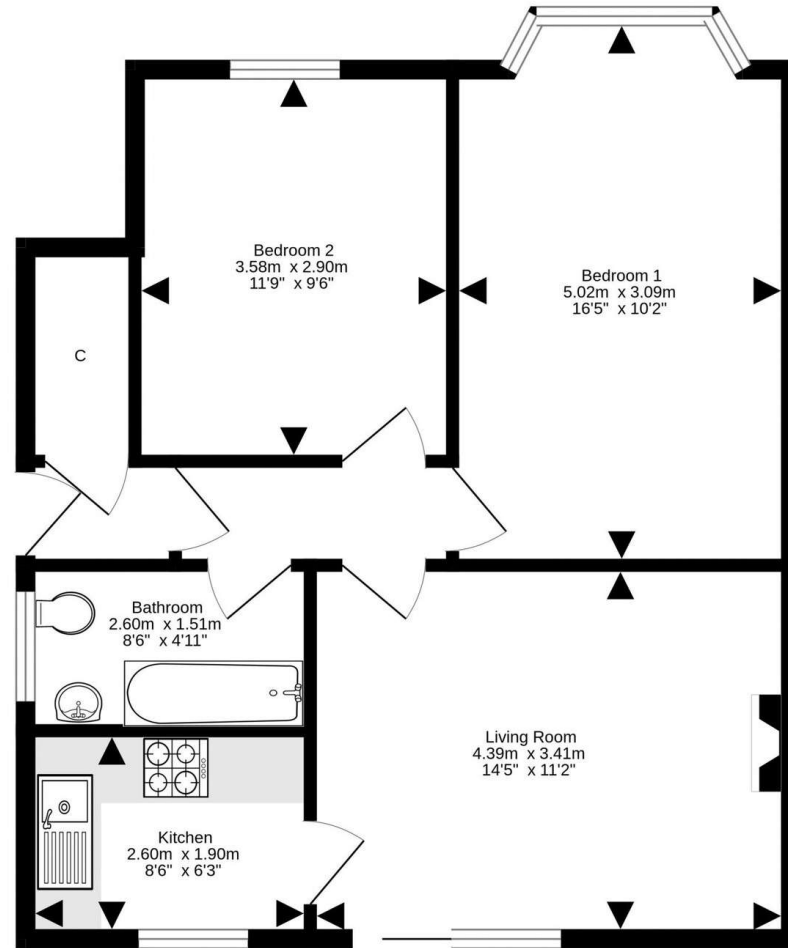
### Location

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.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

