



226 Telford Road
Crewe Toll, Edinburgh
EH4 2PL



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more information:

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Property Summary

This semi-detached house is situated in Crewe Toll and accommodates two bedrooms, a large reception room, a kitchen, and a bathroom, and is sure to appeal to a wealth of buyers. It also offers a blank canvas for its new owner to put their own stamp on, and it is accompanied by front and rear gardens and a private driveway with a car port.

A hallway welcomes you into the home, leading through double doors on the left into a living and dining room. Spanning the entire depth of the property, the reception room enjoys natural light throughout the day through dual-aspect east- and west-facing glazing, with patio doors to the rear opening onto the garden. The room provides ample space for configurations of lounge and dining furniture. In the neighbouring kitchen, wall and base cabinets are accompanied by spacious worktops and splashback tiling, with provision made for freestanding appliances.

Features

- Semi-detached house in Crewe Toll
- Entrance hallway
- Generous, dual-aspect living/dining room
- Bright kitchen
- Two double bedrooms with built-in wardrobes
- Three-piece bathroom
- Leafy front garden
- Charming rear garden
- Private driveway with car port
- Gas central heating and double glazing





Generous, dual-aspect living/dining room



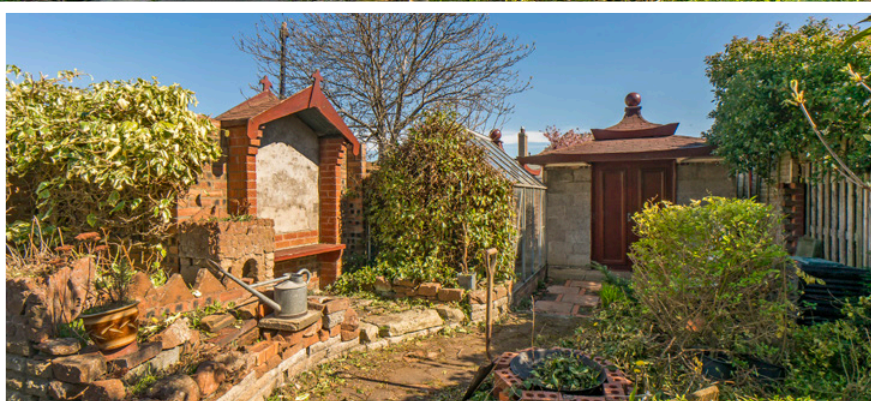


On the first floor, a landing (with storage) leads to two bedrooms and a bathroom. The bedrooms are both good-sized doubles with built-in wardrobes. Finally, the bathroom comprises a bath with a shower attachment, a pedestal basin, a WC, and a mirrored, wall-mounted vanity cabinet. Gas central heating and double glazing ensure year-round comfort and efficiency.









Externally, the house is accompanied by a front garden with leafy hedges and shrubs, and a charming rear garden with paved areas, archways, established shrubbery, two sheds, and a greenhouse. Private parking is provided by a driveway with a car port.

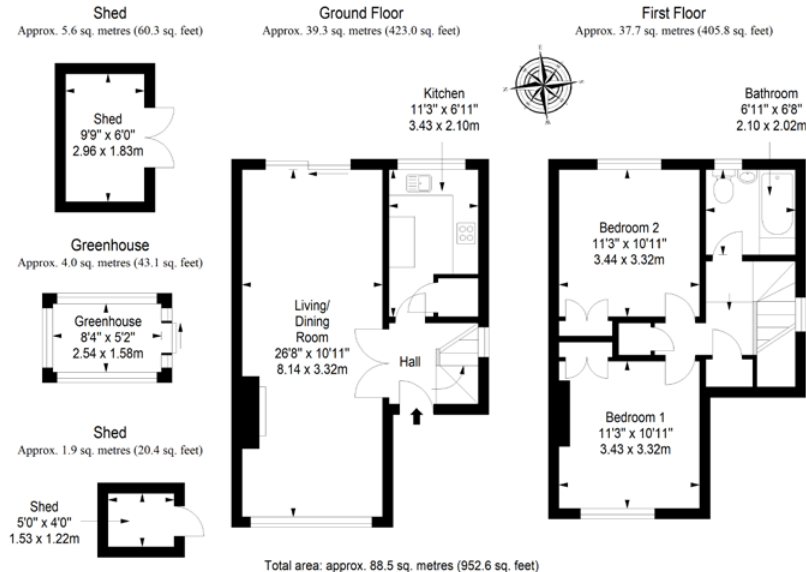




Crewe, Edinburgh

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 Craighleith 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.

Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

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Glasgow

193 Bath Street, Glasgow, G2 4HU
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EPC Rating - D | Council tax band - D | Home report Value - £235,000

Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the systems, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



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