











Offers Over

£290,000

112/9 Crewe Road North

Crewe | Edinburgh | EH5 2NE

A fantastic opportunity has arisen to purchase this impressive, truly stunning top floor apartment forming part of a modern development, situated in the popular Crewe Toll area of Edinburgh, close to local amenities and excellent transport links. The property would undoubtedly appeal to professionals and families. Early viewing is highly recommended.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Stair & Lift Access
-  Secure Allocated Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - F



Description

In brief the subject comprises; secure entry system, stair and lift access, welcoming entrance hallway with excellent storage facilities, light and airy reception/dining room with lovely open views towards the Pentland Hills, modern fitted kitchen with breakfast bar and integrated appliances, spacious principal bedroom with mirrored fitted wardrobes and en-suite shower room, two further well proportioned double bedrooms with mirrored fitted wardrobes and family bathroom with separate shower enclosure. Further benefits include gas central heating, double glazing and good storage space.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Parking

There are beautifully kept landscaped garden grounds with a secure underground car park accessed by keypad with allocated space, bin stores, and communal storeroom.

Factor

The development is managed by James Gibb for a monthly fee of approx. £140. This includes the maintenance of communal areas, including the lift maintenance and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





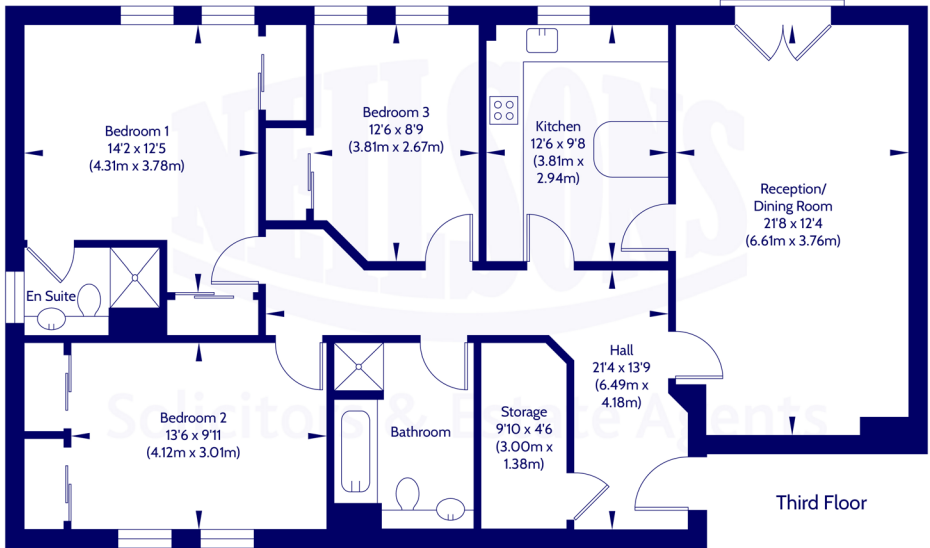
Location

The property is in the established district of Crewe, which is situated approximately three miles north west of Edinburgh City Centre. The area is well served by a frequent bus service which travels to many parts of the City and the City Bypass is also easily accessible, with links to central Scotland's main arterial roads. There are convenient shops in the immediate vicinity to cater for day to day needs and more extensive amenities can be found in nearby Leith or Stockbridge, which offers a fantastic selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and a large Asda in Newhaven. For the outdoor enthusiast there are variety wonderful natural spaces in the surrounding area, including promenade walks along the banks of the Forth, the beautiful water of Leith walkway and The Royal Botanic Gardens.





Approx. Gross Internal Floor Area 110.25 Sq M / 1187 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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