











Offers Over

£160,000

1 Crewe Place

Crewe | Edinburgh | EH5 2LR

A well proportioned upper villa located within the popular residential area of Crewe, close to local amenities and transport links. Now in need of some cosmetic upgrading the property offers excellent potential and has the added benefit of private gardens and a driveway, and is sure to appeal to first time buyers, professionals and buy to let investors with viewing being highly recommended.

-  1 public room
-  2 bedrooms
-  1 shower room
-  Private side and rear gardens
-  Communal garden
-  Driveway
- EH & DG**
-  EPC rating – D
-  Council tax band – C



Description

Accessed via a private front door, the accommodation briefly comprises stairs leading to a naturally lit hallway, a bright lounge with a glazed door leading to a fitted kitchen with a range of white wall and base units, two double bedrooms, one with a built in wardrobe and the other with a storage cupboard, and a shower room.

The property further benefits from electric heating/double glazing, together with a substantial floored attic, which is accessed via a Ramsay type ladder, features a Velux style window and has been fitted with power.



Extras

All fixtures and fittings will be included in the sale along with the leather suite and chair in the lounge, electric hob and oven, fridge/freezer and washing machine. Other items are available by separate negotiation.

Gardens and Parking

There are private gardens to the front and rear which are laid to lawn. A driveway offers off street parking and unrestricted on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





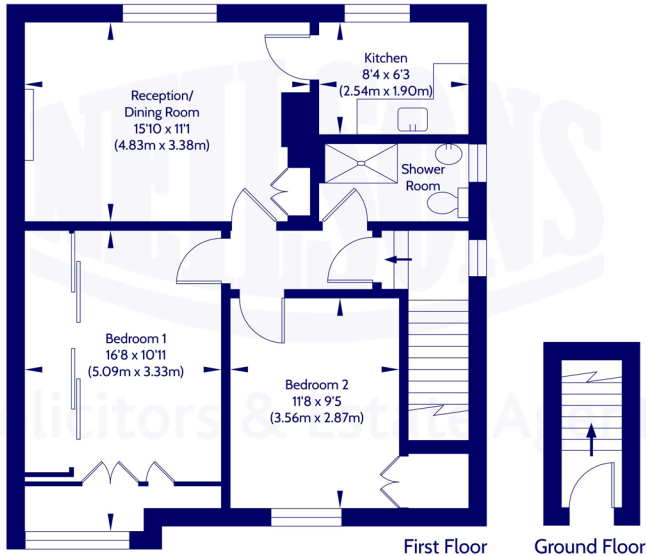
Location

Crewe is a residential area situated to the north of the City Centre. There are local amenities and Craighleith Retail Park is a short drive away and offers a Sainsbury's Superstore, a Marks & Spencer, along with other major retail outlets and there is also a Morrison's supermarket close by. The property is within easy reach of the Western General Hospital and Edinburgh's College. A regular bus service runs to and from the City Centre and beyond with numerous services available. The City bypass, main motorway networks, the Forth Road Bridge and Edinburgh Airport are all easily accessible. The open spaces of the Cramond Foreshore, Botanic Gardens and Inverleith Park are close by, as are the fashionable areas of Stockbridge, whilst the Shore in Leith with its bars and restaurants are a short drive away.





Approx. Gross Internal Floor Area 64.71 Sq M / 697 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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