



Solicitors & Estate Agents










Offers Over

£168,000

52 Crewe Terrace

Crewe | Edinburgh | EH5 2LJ

A most appealing main door lower villa, located in a popular high amenity location within easy travelling distance of Edinburgh City Centre.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Driveway
-  Private garden
-  EPC rating – C
-  Council tax band - C



Description

Perfectly suited to the first time buyer or downsizer alike, the property is well presented throughout and benefits from direct access to a private garden to the rear. The internal accommodation briefly comprises: entrance hallway with built-in storage cupboard, reception/dining room with tasteful neutral décor, coving to ceiling and French leading to the garden, kitchen fitted with a range of modern white units, complete with contrasting splash tiling/worktops and a selection of built-in appliances, spacious bay fronted principal bedroom with coving to ceiling and laminate flooring, second good sized bedroom and stylish contemporary shower room with counter top basin, WC and electric shower enclosure.



Extras

All curtain poles, floor coverings, integrated appliances and

Gardens and parking

To the front of the property a double slabbed driveway provides superb off-street parking. To the rear is a neatly kept, fully enclosed private garden, with a shed which will be included in the sale. As well as the private areas, there is substantial drying green shared between the other resident.

Viewing

By appointment through Neilsons (0131 625 2222).

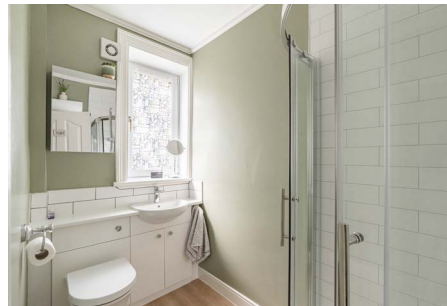




Location

The property is in the established district of Crewe, which is situated approximately three miles northwest 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.

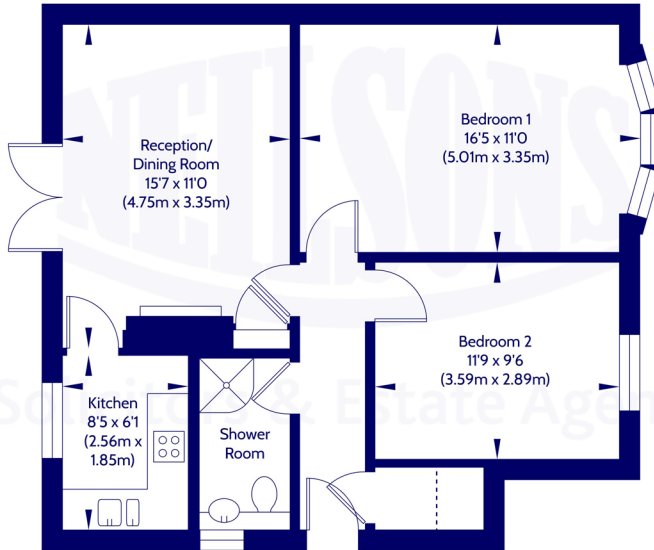
For the outdoor enthusiast there are variety wonderful natural spaces in the surrounding area, including promenade walks along the banks of the Forth, the beautiful water of Leith walkway and the Botanical Gardens.





Approx. Gross Internal Floor Area 59.22 Sq M / 637 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

