





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



204/9 Telford Road
Edinburgh, EH4 2PL

Hall
Living room with balcony
Fitted kitchen
Inner hall
Two double bedrooms
Bathroom
Lift with access to all levels
Single garage
Electric storage heating
Double glazing
Set amidst shared landscaped gardens
Lovely views towards Pentland Hills, Arthurs Seat, Fettes College and Edinburgh Castle

EPC: D
Council tax band: C

204/9 Telford Road is a very attractive second floor two bedroom flat with balcony and single garage situated to in the private courtyard to the rear of the development. This lovely and bright apartment has been very well cared for and in excellent order throughout benefitting from efficient electric storage heating and full double glazing, which ensures a comfortable and ambient living environment. The well-kept shared entrance with secure entry phone door system leads to the bright shared entrance hall with stairwell and a lift giving access to each floor. Having a position on the second floor ensures superb views from each angle of the property over Edinburgh's skyline towards the Pentland Hills, Arthurs Seat, Fettes College and Edinburgh Castle. Set amidst beautifully landscaped shared gardens, part of an established residential location the property has the added benefit of having a good sized single garage with up and over door situated to the rear in the courtyard area. This delightful property provides an excellent opportunity for those seeking a city centre home within close proximity to excellent amenities and the Western General Hospital as well as being ideal for those seeking an investment as a buy to let.

The well-proportioned accommodation comprises: Entrance hall with doors leading to kitchen and living room. Living room with picture window to front and door leading to balcony with views towards the Pentland Hills. Fitted kitchen with modern base and wall mounted units, built-in electric hob, integrated fridge and freezer, automatic washing machine/dryer, ample worktops and breakfast bar, lovely open views over city skyline. Inner hall with airing cupboard. Bedroom one, spacious double bedroom with built-in storage cupboards and wardrobes, window to front and lovely views. Double bedroom two with built-in storage and wardrobes, superb views over skyline towards Arthurs Seat, Edinburgh Castle and Fettes College. Bathroom with three piece suite and shower over bath, heated towel rail and double glazed window to the rear. Located to the rear courtyard there is a single garage with up and over door.

Crewe is positioned to the north west of the city centre and forms a small private residential locale with ease of access to the main routes in and out of the city. There is an excellent choice of retail facilities at nearby Craighleith Retail Park which hosts a Sainsbury's supermarket and Marks and Spencers. On Ferry Road there is a large Morrisons supermarket and Comely Bank and Stockbridge are within easy reach offering a further selection of private retailers, restaurants and a Waitrose Supermarket. The Western General Hospital is within easy walking distance and Edinburgh College Granton Campus is also nearby. There are good schools within the local catchment area at both primary and secondary levels and regular public transport services operate to and from the city centre and to surrounding areas.





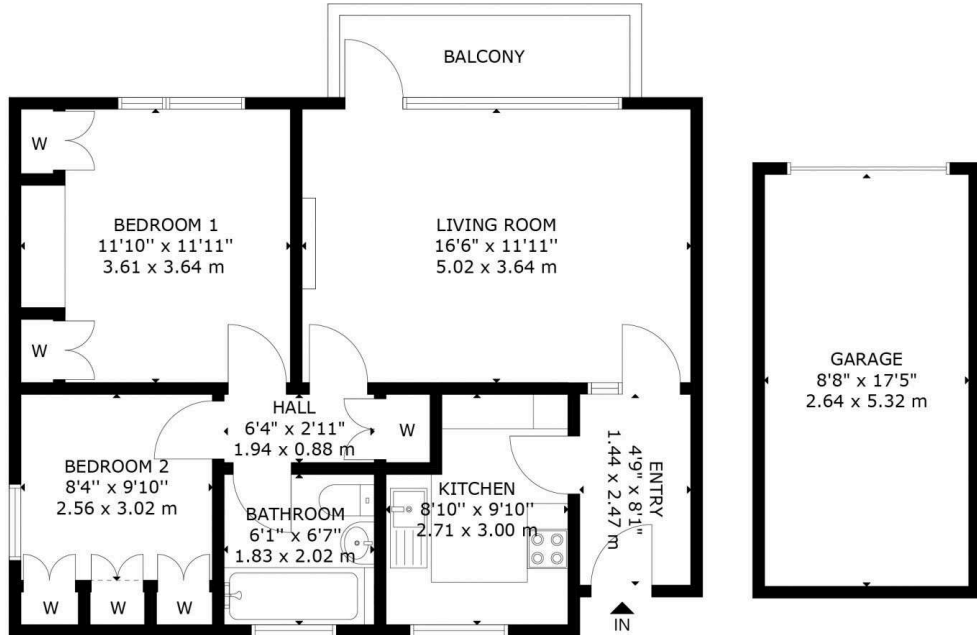












SECOND FLOOR

204/9 TELFORD ROAD, EDINBURGH, EH4 2PL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 611 SQ FT / 57 SQ M
 GARAGE 151 SQ FT / 14 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed
 For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
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