

# 1/3 Crewe Road Gardens

CREWE TOLL, EDINBURGH, EH5 2NQ



*Spacious Two-Bedroom Flat Presented in Excellent Condition In Edinburgh's Crewe Area*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom flat in excellent condition in Edinburgh's Crewe area.

# THE LIVING ROOM



Inside, the property comprises a spacious living area which is flooded with natural light and offers an array of possibilities for furniture arrangements



# THE KITCHEN



The fully equipped kitchen is accessed from the lounge and is fitted with a gas hob, fan oven and freestanding white goods.





The flat has two spacious double bedrooms and offers ample space for freestanding storage options. There is one bathroom which is fitted with a modern three-piece suite and an electric shower over the bath.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2



spacious two-bedroom  
flat in excellent condition





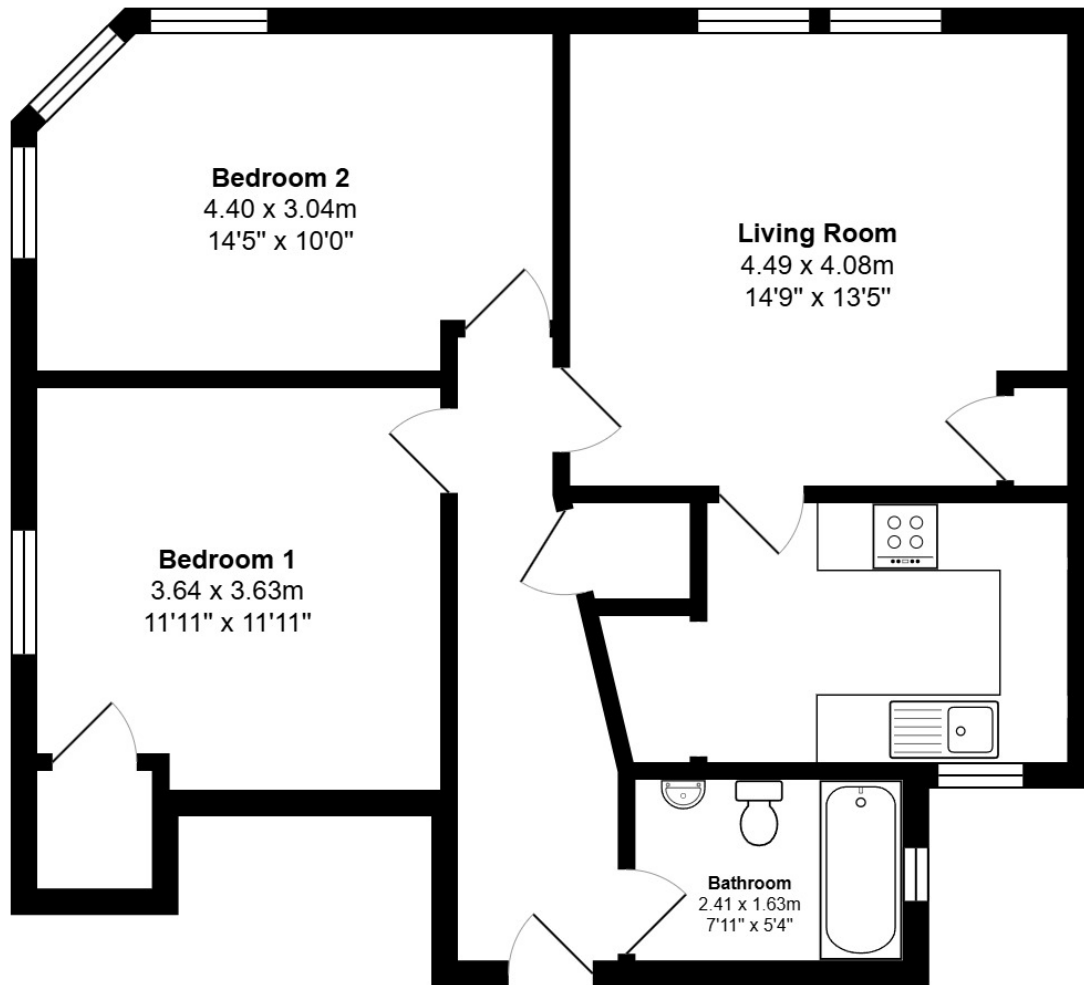
The property further benefits from a communal rear garden, free on-street parking, double-glazed windows, modern gas central heating and external insulation, making for a warm and cost-effective home, year-round.

# EXTERNALS & VIEW



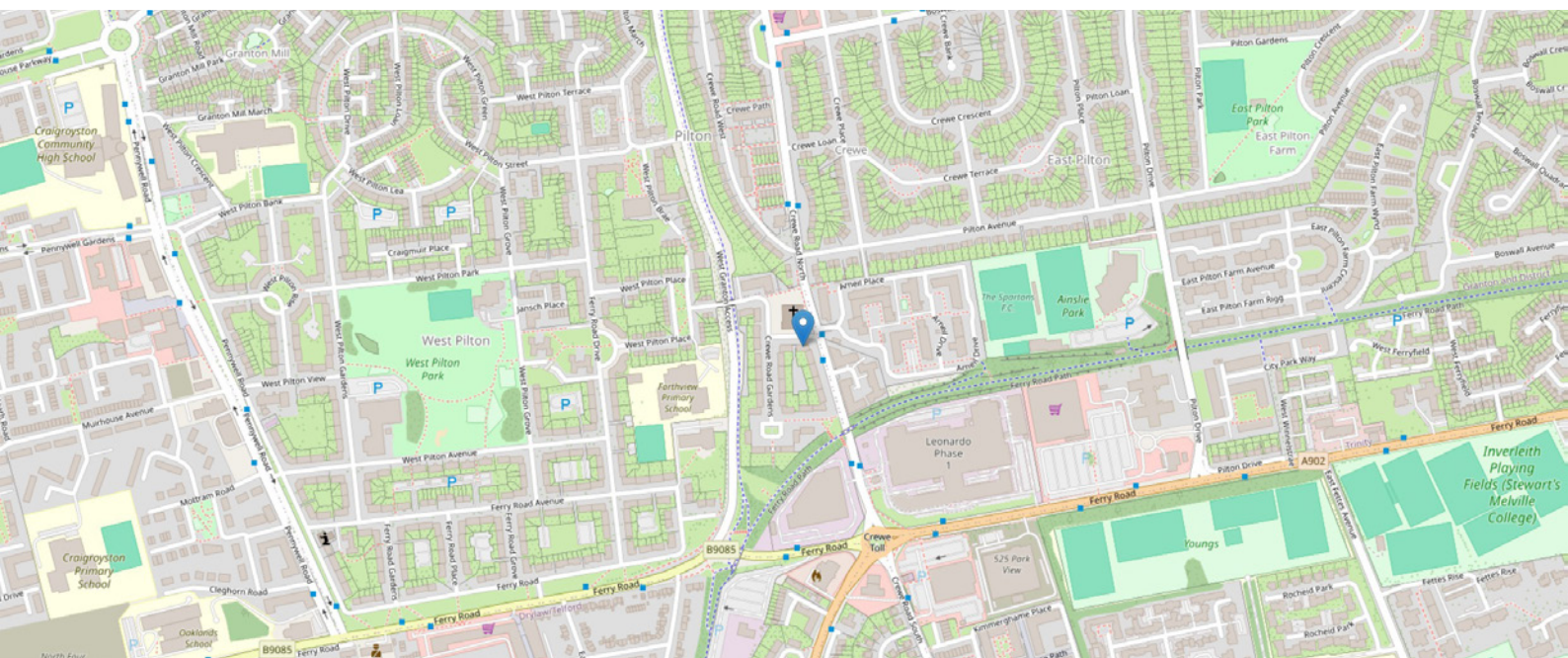


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup> | EPC Rating: C





# THE LOCATION

The property is located in the Crewe area, which lies in a northwestern district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities.







Local shopping for your daily requirements can be found within walking distance, but for those whose needs are greater, a wider range of shops can be found at Craigmile Retail Park, Ocean Terminal and the city centre. There are excellent bus services close at hand, which will take you on a short 10-minute journey into the city centre.

Local state and private schools are within walking distance, as are many fine recreational facilities within the area, such as Ainslie Park Leisure Centre.



**McEwan Fraser Legal**

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