



RALPH SAYER
SOLICITORS & ESTATE AGENTS

73 Crewe Crescent
Edinburgh EH5 2JN

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Tucked within a quiet, established estate, this two bedroom double upper villa represents a lovely home, within easy reach of the city centre. The property is beautifully presented, to move-in standard throughout. Externally there are private gardens to the front, side and rear shared rear garden, as well as off-street parking.

Approached through a wrought iron gate, a pathway leads to the main door, which opens into a welcoming entrance hall/stair. On the first floor, the main accommodation is set around a central dining room, where the lounge and kitchen are positioned to the rear and enjoy a sunny south-facing aspect with an open outlook over gardens. The kitchen enjoys a convivial breakfast bar peninsular, providing additional storage, work space and casual dining. The central dining room, is a generous size and a versatile space, perfect for those working from home.



Property Summary

- Quiet residential setting
- Lovely double upper villa
- South facing lounge with feature fireplace
- Dual aspect kitchen
- Dining room
- Two double bedrooms with built-in storage
- Bright three-piece bathroom
- Gas central heating & double glazing
- Private gardens; front, side & rear
- Off-street parking
- EPC Rating - C | Council Tax Band - C

Home Report Value - £185,000







Lovely, double upper villar with fabulous private garden spaces & off-street parking





Finally, on the first floor level is the main bedroom, which enjoys the bow bay window, generous proportions and extensive built-in wardrobes. On the second floor, you find a further double bedroom, with dual aspect and the bright three piece bathroom, with shower over-bath.



The front garden, hosts a parking area, to provide desirable off-street parking. Through a shared access gate, there is a garden area alongside the path that takes you past the shared drying green and onto the private enclosed rear garden. The garden enjoys all day sun, with easy maintenance lawn and a garden shed.

Extras: all fitted floor coverings, window blinds, garden shed and kitchen appliances; gas cooker/ larder fridge/washing machine, will be included in the sale.

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dream property!

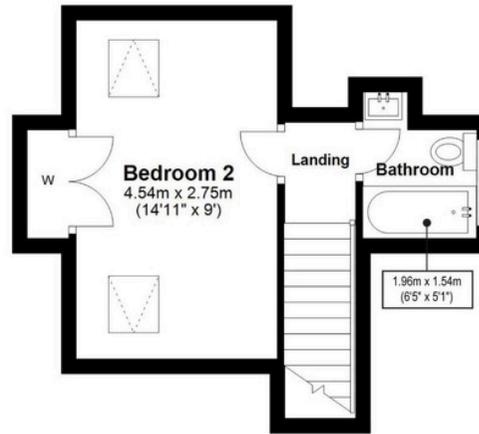


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Total Area: approx.
86.6 sq.metres (932.0 sq. feet)



Second Floor
Approx. 20.1 sq. metres (216.2 sq. feet)



First Floor
Approx. 61.8 sq. metres (665.0 sq. feet)

Ground Floor
Approx. 4.7 sq. metres (50.8 sq. feet)

CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location

Crewe is an established residential area north-west of the city centre and neighbouring desirable Trinity and Fettes. It offers an array of affordable housing and due to its proximity to the city centre (4.5 miles) and easy access to the A90, is an ideal choice for first time buyers and investors. There are excellent local amenities a Morrisons store on Ferry Road with more extensive shopping found at nearby Craighleith Retail Park. Granton harbour is close by, housing two yacht clubs, the Royal Forth and the Forth Corinthian. There are a number of local parks in the area, including Inverleith and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth to Cramond Village. Also in the area is Ainslie Park leisure centre with a swimming pool and a choice of gyms. Two good golf courses are close by along with access to the vast cycle path network. It has good transport links and an excellent local bus service operates to the city centre and to the business parks at South Gyle and Royal Bank of Scotland headquarters.