



RALPH SAYER
SOLICITORS & ESTATE AGENTS

114/2 Crewe Road North

Crewe, Edinburgh, EH5 2NE



114/2 Crewe Road North

Immaculately presented with contemporary fixtures and fittings and pristine neutral décor throughout, this first-floor garden flat forms part of an established modern development in Crewe, offering an excellent city home in a move-in condition. The two-bedroom, two-bathroom flat has its own private patio garden, as well as benefiting from access to shared gardens and secure underground parking. Excellent amenities can be found in the immediate vicinity, whilst the very heart of the city is under three miles away.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Factor: James Gibb are the appointed factors at an approximately cost of £110/pcm, which cover the cleaning, lighting and maintenance for all communal areas, lift and green space, as well as the block buildings insurance.

Property Summary

- Immaculate first-floor garden flat in Crewe
- Contemporary interiors and neutral décor
- Secure shared entrance and vestibule
- Inviting hall with built-in storage
- Living/dining room with French doors onto private patio garden
- Well-appointed, fully integrated breakfasting kitchen
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Three-piece bathroom
- Large private patio garden
- Access to shared gardens
- Secure underground car park
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £235,000







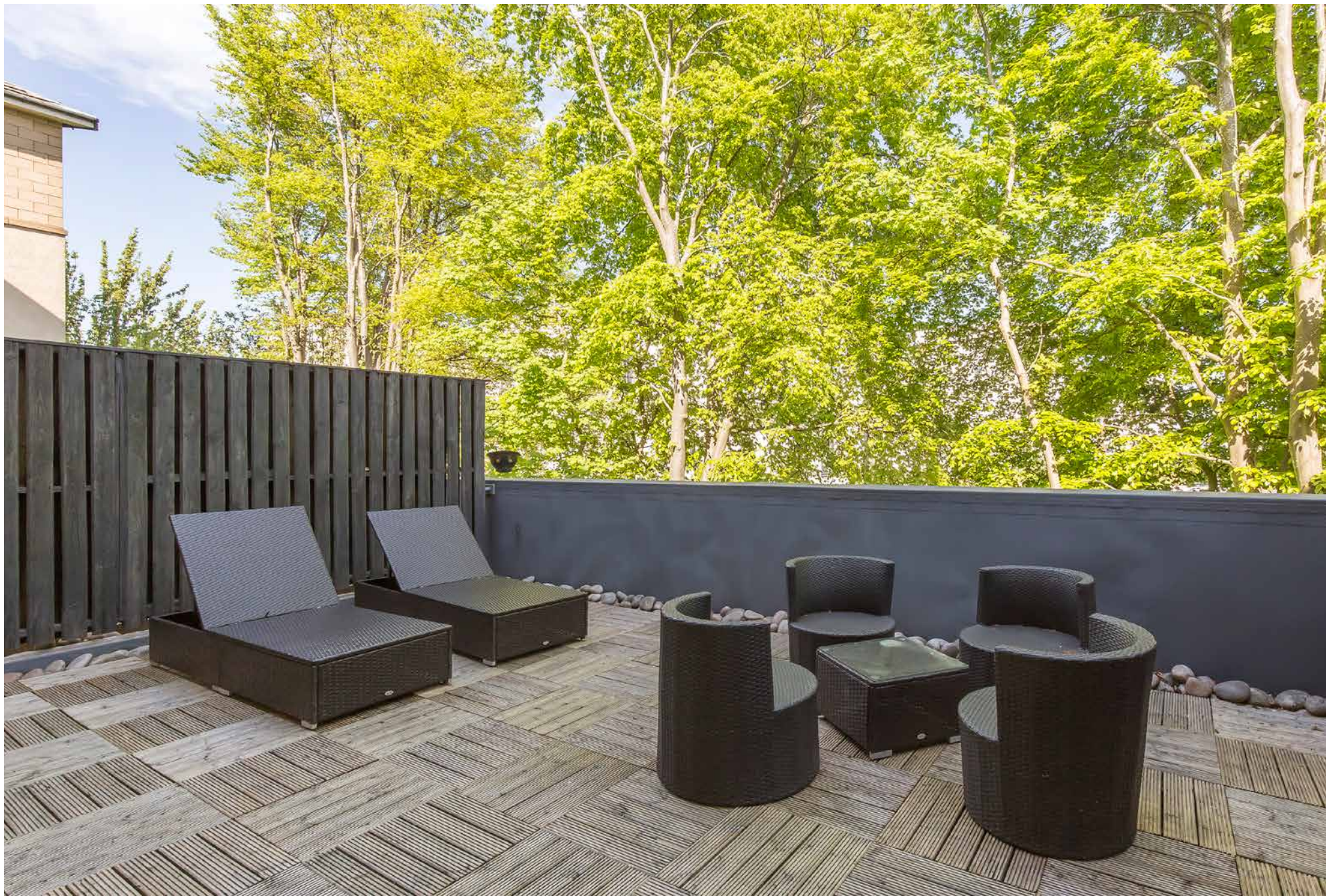
Two double bedrooms
with built-in wardrobes,
one en-suite shower
room, and a three-piece
bathroom





Large private patio,
access to shared
gardens, and secure
underground parking





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Zoopa.co.uk rightmove OnTheMarket.com

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.

