



19/2 Telford Drive
CREWE | EDINBURGH | EH4 2NJ


warners
solicitors & estate agents



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A charming and spacious two-bedroom ground floor flat boasting a private terrace and large south east facing private front garden and driveway, set in a residential area located in the Crewe area, to the north-west of Edinburgh city centre. The flat forms part of a well-maintained block, pleasantly positioned within this established residential location and benefits from a recently fitted boiler, and 'Wren' kitchen giving direct access to the private terrace and garden, and comprises:-

- Welcoming entrance hall with storage
- Well presented dual aspect living/dining room
- Kitchen fitted with modern floor and wall units with integrated cooker and space for appliances, giving access to the private terrace
- Two double bedrooms both quietly situated to the rear
- Bathroom with electric shower over bath
- Many bespoke storage/display features
- Gas central heating
- Double glazing
- Private terrace and front garden with driveway
- Shared drying yard and garden to the rear
- Ample on-street parking

Included in the sale will be the bookcase and table in the living room. Please note that the mirrored cabinet in the bathroom will be removed prior to sale, as will the shelves above the doors in the bedrooms.

EPC Rating C. Council tax band A.

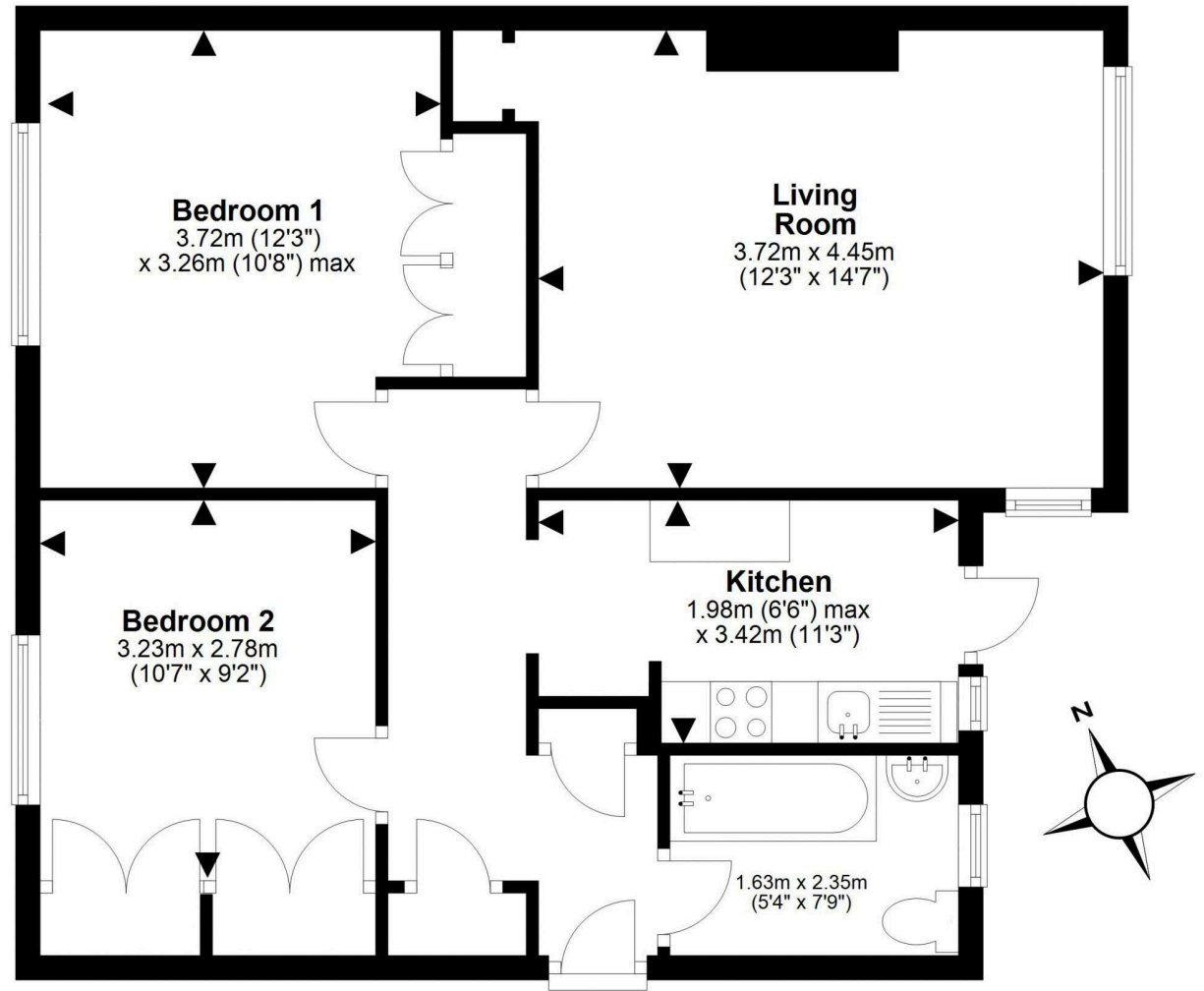
Factor fees £205 per year.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Crewe is an ever popular area located in north Edinburgh, close to the scenic shoreline of the Forth Estuary, where lovely walks can be taken at Granton Harbour or along Silverknowes Beach. Local shopping includes a Morrisons supermarket on Ferry Road, but for those larger shopping trips, regular bus services give access to a wider range of shops at Craigmile Retail Park, the trendy boutiques and eateries in Stockbridge or the City Centre shops and attractions. Schooling is available at primary and secondary levels and there are recreational facilities within easy reach including Ainslie Park, which has sports facilities and a swimming pool, Inverleith Park and the Botanic Gardens. The Airport, City Bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.