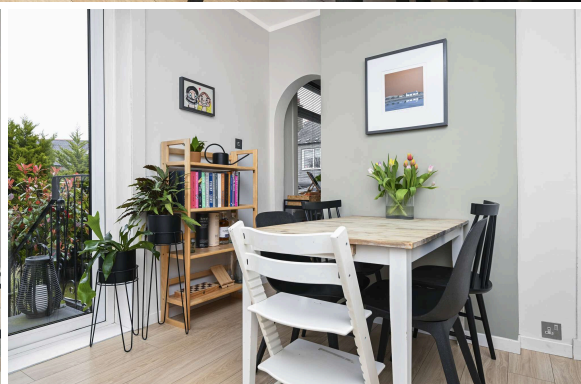
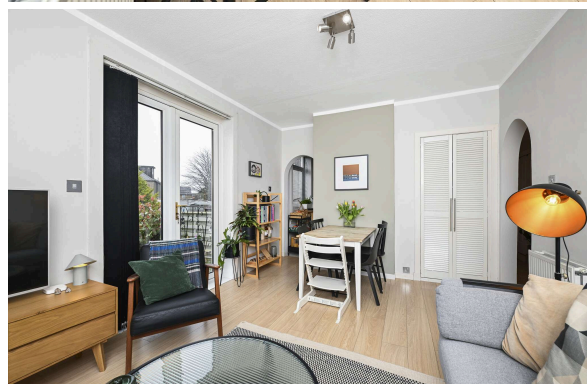




46 Crewe Terrace
CREWE | EDINBURGH | EH5 2LJ


warners
solicitors & estate agents



46 Crewe Terrace

CREWE | EDINBURGH | EH5 2LJ

Well presented, two bedroom main door lower flat located within a popular residential area convenient for Granton Harbour, Silverknowes Beach and good transport links to amenities and the City Centre. The property boasts direct access via French Doors to a generous sized private gardens and light and spacious accommodation benefiting from modern comforts. The accommodation comprises an entrance hallway with storage, a good-sized living/dining room, a kitchen fitted with modern, white, high gloss units and high spec integrated appliances including Bosch 'quiet' washing machine with feature light timer, two bright front facing double bedrooms, one with fitted wardrobes, and family bathroom fitted with three piece white suite with vanity sink unit, 3/4 bath and dual headed mains shower over. Private outdoor space includes patio and lawn seating areas which are ideal for outdoor relaxation, and there is a driveway as well as ample unrestricted on street parking

- Well presented main door lower flat
- Entrance hallway with storage
- Living/dining room with French doors to rear garden
- Modern fitted kitchen with archway to living/dining room
- Enclosed rear garden with patio areas and lawn
- Two double bedrooms
- Family bathroom
- Gas central heating and double glazing
- Private patio areas and lawn
- Driveway and unrestricted on street parking

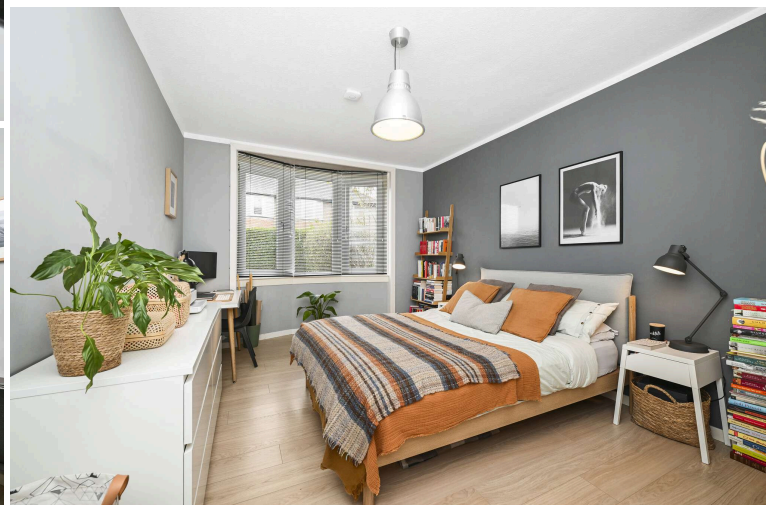
Included in the sale will be the washing machine, dishwasher, oven, fridge freezer, induction hob, shed and garden table.

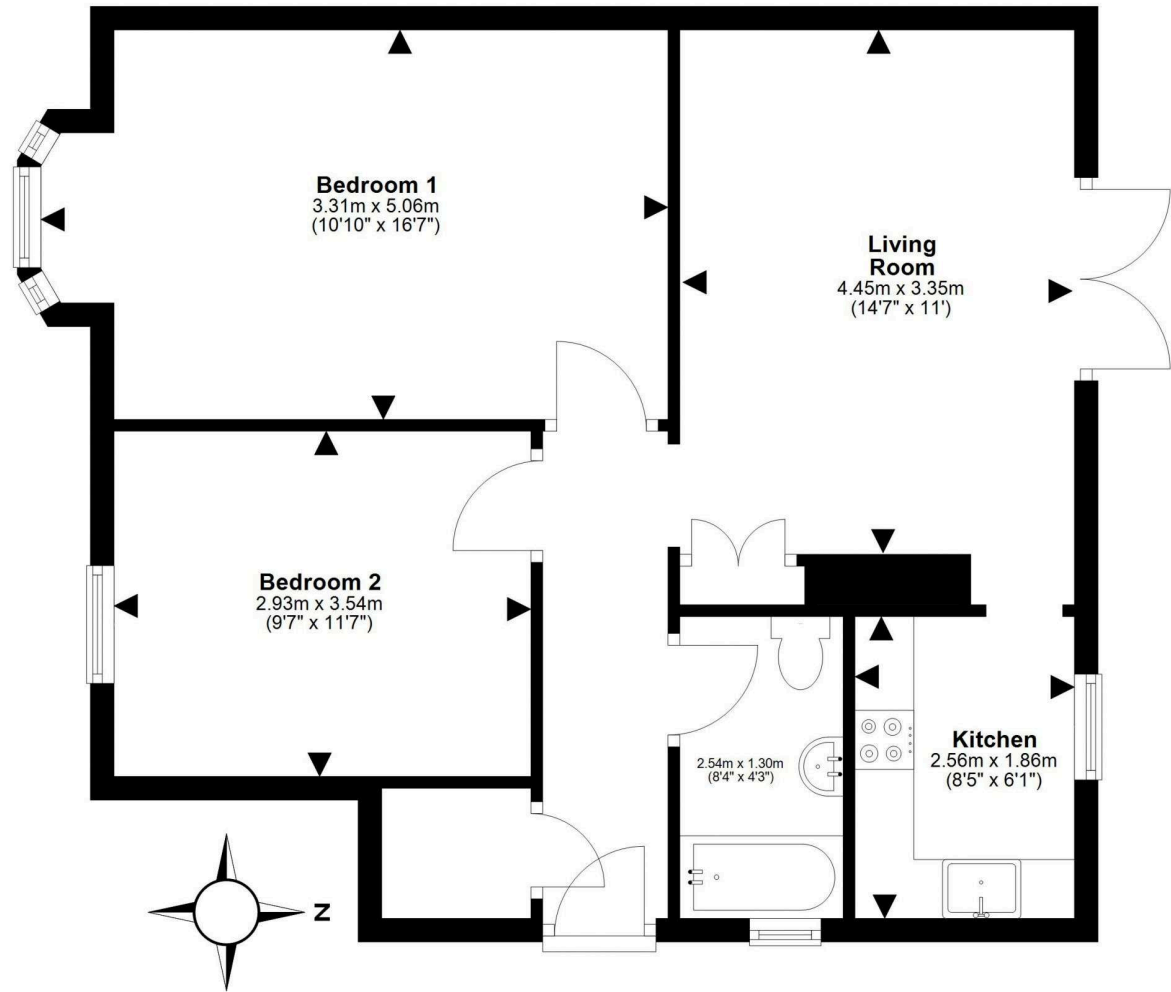
EPC Rating C, Council Tax band C.

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 Craigleith 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.





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