



16/5 Telford Drive  
CREWE | EDINBURGH | EH4 2NH

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solicitors & estate agents





## 16/5 Telford Drive, Crewe

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Nestled in a highly sought-after residential area moments from the excellent amenities of Craighleith retail park, quick transport links and vast open greens paces this three-bedroom apartment with balcony offers an excellent opportunity for first-time buyers, young families, or investors.

Located in the popular Crewe area, this property offers easy access to the city centre via excellent transport links, along with nearby supermarkets, schools, and leisure facilities.

- Welcoming hallway with ample storage
- Bright living room with twin windows
- Fitted kitchen with balcony access
- Three double bedrooms
- Stylish shower room
- Gas central heating and double glazing
- Well-kept communal garden

All carpets, curtains, blinds, fridge freezer, gas cooker, washing machine and dryer included in sale. EPC Rating C.

Factoring charges approx £96 per quarter and covers maintenance of the communal area. Building insurance £303.95 per annum.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

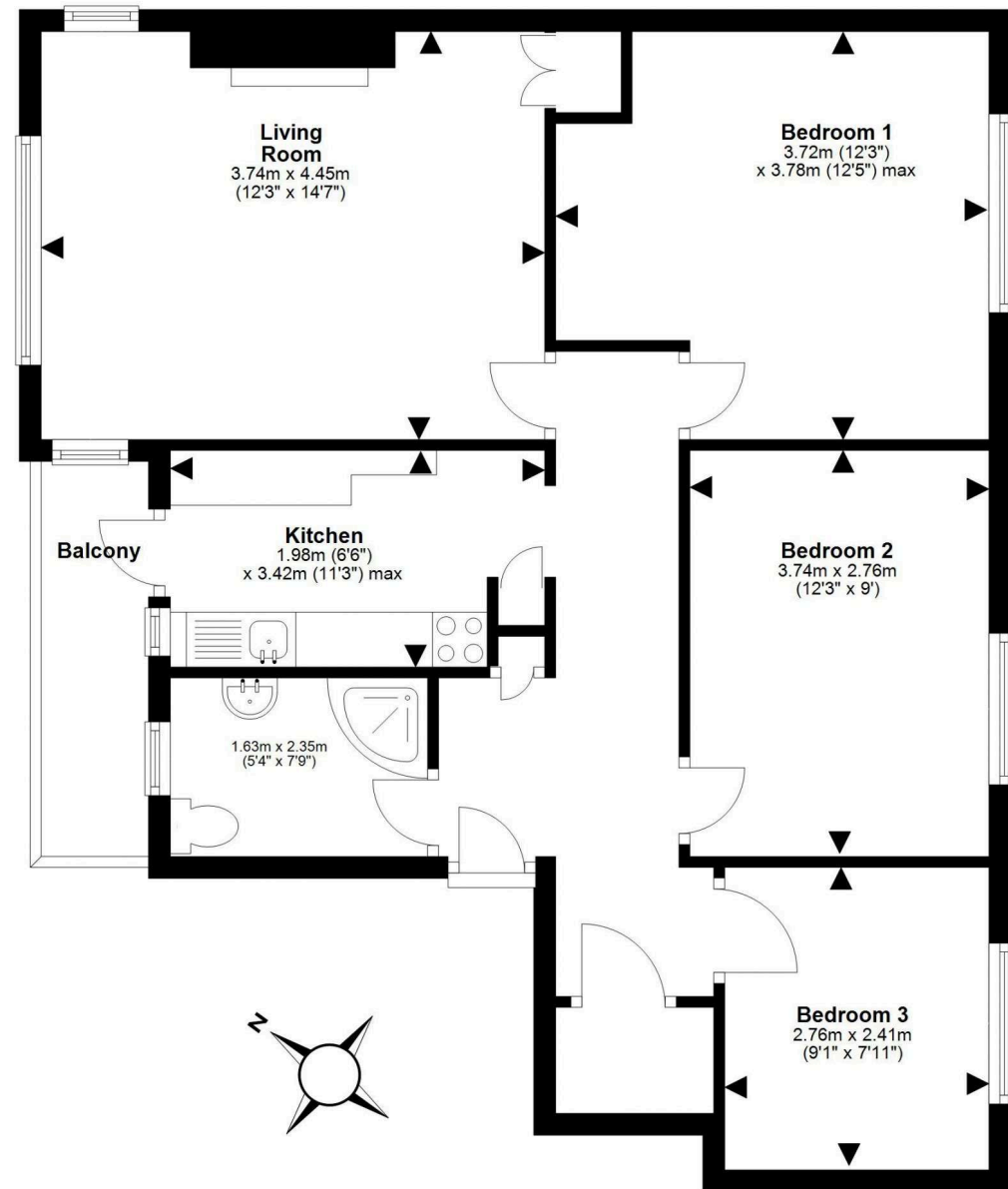


Located in the popular Crewe area of Edinburgh, this property offers a blend of suburban tranquillity and city convenience. Just a short journey from the vibrant city centre, it benefits from excellent transport links, including frequent bus routes and nearby access to main road networks, making commuting straightforward.

The surrounding area provides a wide range of amenities, including local supermarkets, cafes, and independent shops. Families will appreciate the proximity to well-regarded schools and nurseries, while outdoor enthusiasts can take advantage of nearby green spaces such as Inverleith Park and the Water of Leith walkway, perfect for weekend strolls or cycling. For those seeking leisure and fitness options, the property is also close to several sports facilities, including Ainslie Park Leisure Centre and the renowned Royal Botanic Garden Edinburgh.







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.

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