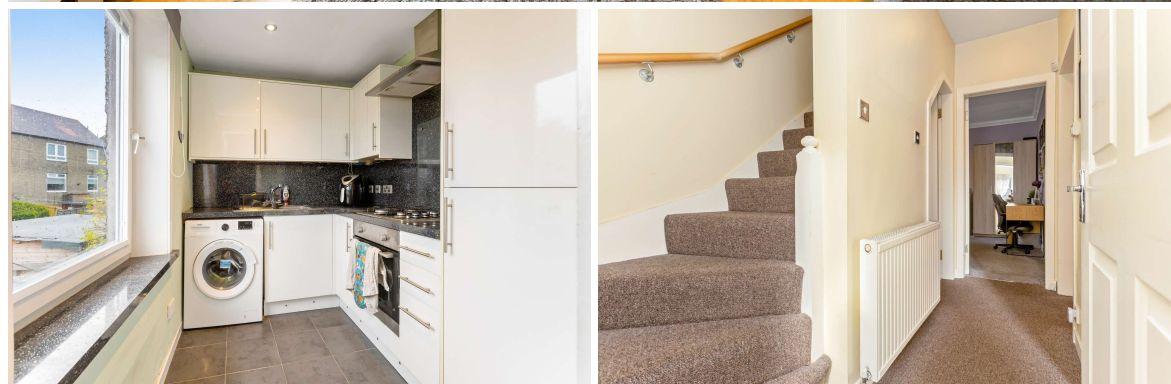




57 Crewe Terrace
CREWE | EDINBURGH | EH5 2LH


warners
solicitors & estate agents



57 Crewe Terrace

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Warners are thrilled to present this impressive main door double upper villa, offered to the market in immaculate condition. Boasting spacious family-friendly accommodation, the property is conveniently located close to a range of local amenities, schools, and transport links. Nestled quietly on a leafy residential street, it benefits from gas central heating, double glazing and beautifully maintained gardens to both the side and rear. Early viewing is highly recommended.

The well-maintained living space includes: a welcoming vestibule, a bright landing with stairs leading up, a generous lounge featuring engineered oak flooring, and a stylish modern kitchen with an attractive range of upper and lower units, complemented by mood lighting. Two spacious bedrooms offer plenty of built-in storage, and the fully tiled bathroom features a contemporary three-piece suite, complete with an electric shower over the bath.

The upper floor adds even more appeal, with valuable eaves storage space, a bright double bedroom with a dormer window, and a chic, fully tiled shower room with a corner shower cubicle and underfloor heating.

Outside, the easily maintained landscaped gardens to the side and rear are a standout feature. The raised decking area in the rear garden enjoys a south-facing aspect, perfect for sunbathing or outdoor dining, while a patio area offers additional space for relaxation. The property also includes a shared lawned drying green, a garden shed with both light and power supply, and unrestricted on-street parking is available in the surrounding area.

- Immaculate double upper villa in a quiet, leafy location.
- Spacious layout with modern finishes and built-in storage.
- South-facing decking and landscaped gardens.
- Bright kitchen with mood lighting and oak flooring.
- Upper-level double bedroom and stylish shower room.
- Close to amenities, schools, and transport links with parking

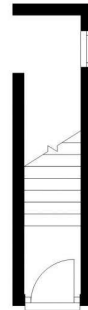
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



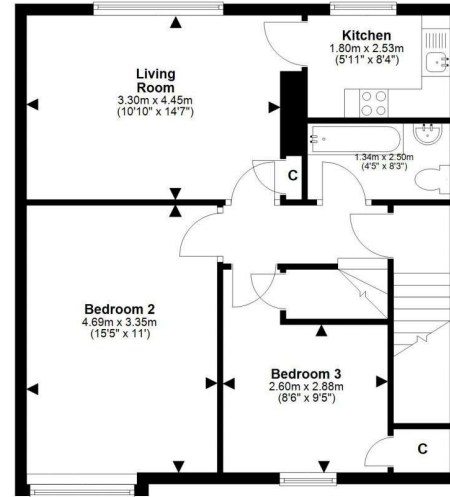
Crewe is located in north west Edinburgh, some three miles from the City Centre. Local shopping includes a Morrisons supermarket on Ferry Road, but for those whose needs are greater, regular bus services give access to a wider range of shops in Stockbridge or the City Centre itself. Schooling is available at primary and secondary levels and there are recreational facilities within the area including Ainslie Park which has sports facilities and a swimming pool. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Energy rating C, council tax band C. There is no factor associated with this property. Extras included in this sale will be all fixtures and fittings, hob, washing machine, fridge, oven, blinds, curtains, wardrobe from bedroom 1. gardening items (such as lawnmower, strimmer, general gardening tools) and double bed from bedroom 1 can be available by separate negotiation.



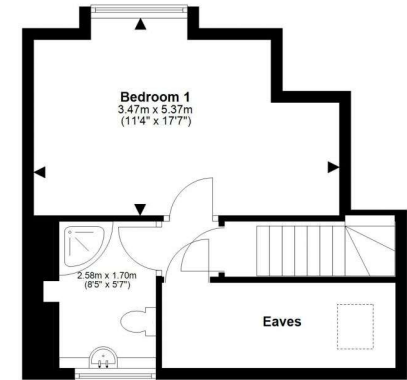


Ground Floor



First Floor

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.



Second Floor