

campbell  
smith

114/7 Crewe Road North,  
Edinburgh,  
EH5 2NE



- Generous modern penthouse flat
- Move in condition
- Lift, Factor, Entryphone
- Sitting/dining room with Juliette balcony
- Stylish, fully fitted dining kitchen with Juliette balcony
- Master bedroom with dressing room & en suite shower room
- 3 further bedrooms
- Stylish family bathroom with separate power shower
- Excellent storage
- GCH/DG
- Fibre optic installation point at flat entrance door
- Secure, allocated parking













Crewe Road North, EH5 2NE



Approx. Gross Internal Area  
1477 Sq Ft - 137.21 Sq M  
For identification only. Not to scale.  
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Fourth Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)

**+** Extras  
The fitted carpets, blinds, curtains & kitchen white goods are included

 Buses  
Crewe Road North - 19, 38, 47, 47B, X29, X37. Ferry Rd - 21, 27

 Shops  
Morrisons on Ferry Rd, Goldenacre, Craigleith Retail Park

 Schools  
Forthview PS, St Davids RC PS, Craigroyston HS, St Thomas of Aquin's RC HS

 Parking  
Secure, allocated parking space

 Council Tax Band G

 EPC C

 Factor  
James Gibb - approx. £110 per month, reviewable. Covers communal, lift and green space maintenance & buildings insurance

 Pricing & Viewing  
For current price and viewing please telephone Campbell Snith on 0131 555 2999

**DISCLAIMER**

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.