



32E Telford Drive  
CREWE | EDINBURGH | EH4 2NW

  
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solicitors & estate agents



## 32E Telford Drive

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Nestled on a quiet residential street just moments from Craigeith Retail Park, excellent transport links, and expansive green spaces, this spacious top-floor apartment offers an exceptional opportunity to enjoy both tranquillity and convenience.

The property boasts stunning, uninterrupted views of Edinburgh Castle from both bedrooms, along with a private balcony, gas central heating, and double glazing throughout, making it an ideal purchase for a variety of buyers.

The accommodation comprises a welcoming entrance hallway with two generous storage cupboards and access to a large attic space. The bright, twin-windowed lounge provides ample room for dining and relaxing, while the fitted kitchen offers direct access to the balcony. There are two well-proportioned double bedrooms, and the property is completed by a sleek, modern bathroom suite.

Further benefits include gas central heating, double glazing, on-street parking, and excellent public transport connections.

- Top-floor position in a quiet, well-connected residential street.
- Stunning views of Edinburgh Castle from both bedrooms.
- Bright, spacious lounge with dining area and twin windows.
- Private balcony with direct kitchen access.
- Two generous double bedrooms plus ample storage and attic space.
- Gas central heating, double glazing.

Council Tax A. Energy Rating C.

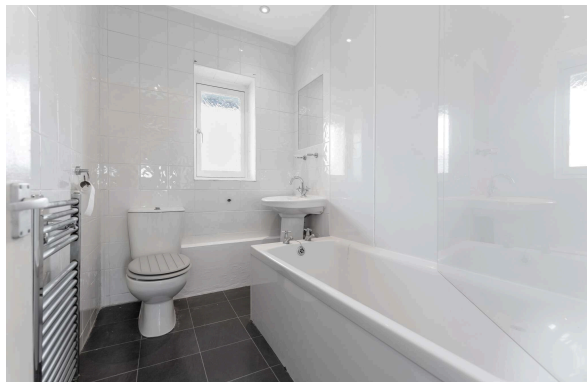
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

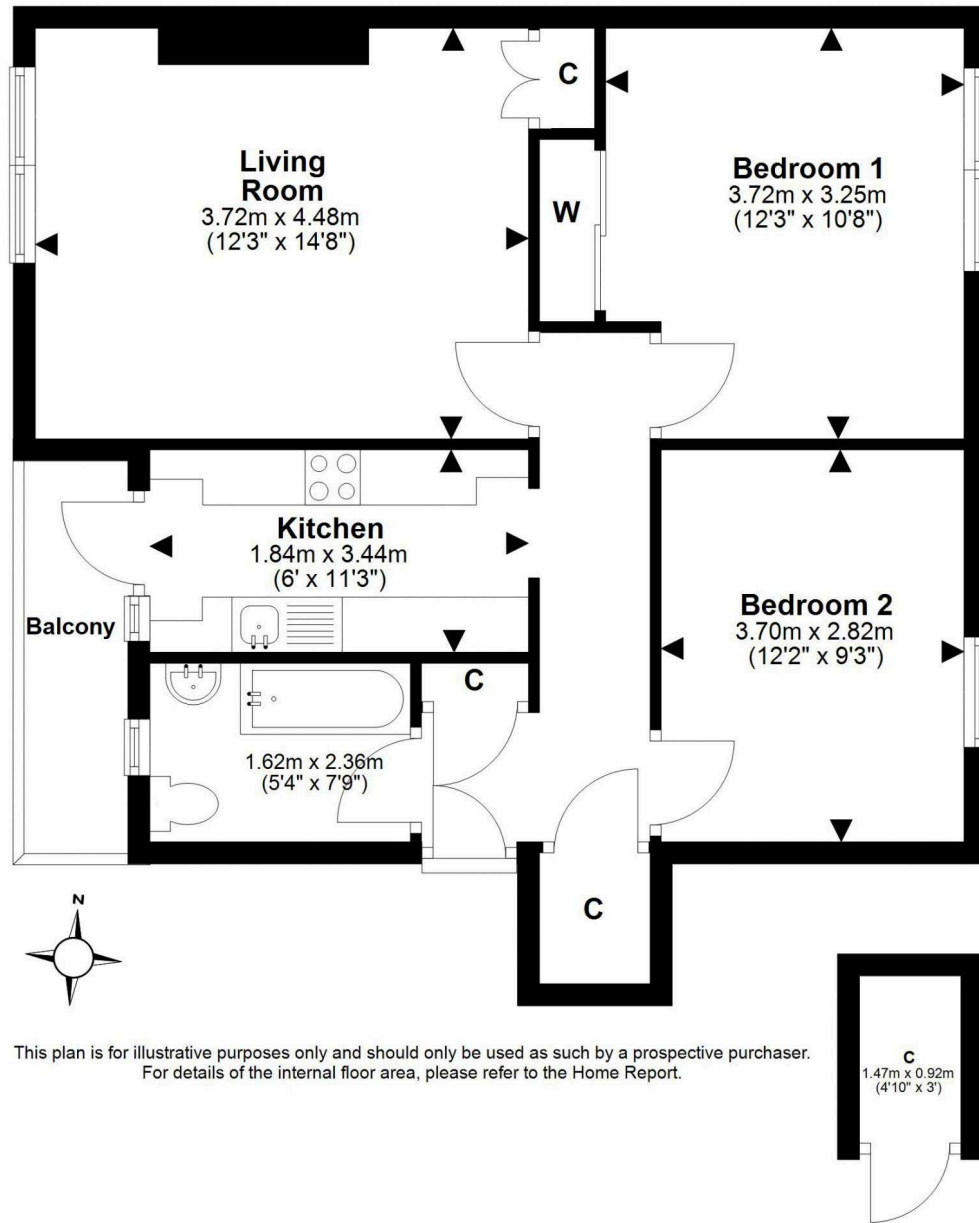
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, blinds and curtains will be included in the sale.

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.





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.