



CLANCYS

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59 Crewe Crescent,

Edinburgh, EH5 2JR



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EPC

C



FREEHOLD

Description

An excellent opportunity has arisen to acquire this beautifully presented light, spacious 2-bedroom traditional lower villa situated in the popular Crewe area of Edinburgh. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property is offered to the market in excellent order throughout and will make a superb home. The accommodation briefly comprises a welcoming entrance hall, a light a spacious living room provides a comfortable space for relaxing, a modern fitted kitchen, with door to the conservatory which provides a dedicated space for family dining and entertaining. There are two light airy double bedrooms and a contemporary bathroom. The property further benefits from gas central heating, double glazing, double driveway to the front, and a fully enclosed rear garden with lawn, wood-decked patio for alfresco dining and an area of lawn. There is on street parking available to the front of the property. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

The property is located in the Crewe area of Edinburgh, which lies in a north-western district of the city and is ideally placed for shopping, transport, educational and recreational facilities. Local shopping for your daily requirements can be found within walking distance but for those whose needs are greater, a wider range of shops can be found at Craighleith Retail Park, Ocean Terminal and the city centre. There are excellent bus services close to hand which will take you the short ten-minute journey into the city centre. Local state and private schools are within walking distance as are many fine recreational facilities within the area such as Ainslie Park Leisure Centre.

Extras

All fitted floor coverings. It should be noted that no warranties or guarantees will be given for systems.

Features

- Entrance hall
- Livingroom
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Double driveway to the front
- Private gardens to the rear
- On-street parking
- EPC rating - C
- Council Tax Band – D
- Tenure - Freehold





