












Offers Over

£215,000

108/2 Crewe Road North

Crewe | Edinburgh | EH5 2NE

A well proportioned first floor flat forming part of a modern development located within the popular residential area of Crewe. Close to local amenities and transport links and with the added benefit of secure allocated parking, this property is sure to appeal to first time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Secure Parking
-  Lift Access
-  Communal Gardens
-  Allocated parking space
-  EPC Rating – B
-  Council Tax Band - F



Description

Presented in move-in condition, this attractive accommodation briefly comprises a secure entry system, lift and stair access to all floors, a welcoming hallway with useful storage cupboards, and a bright dual-aspect reception room with access to a private balcony. The spacious kitchen/dining room is fitted with a range of appliances, while the well-proportioned principal bedroom benefits from fitted wardrobes and an en-suite shower room. A good-sized second double bedroom also features a fitted cupboard, and the property is completed by a bathroom with a three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer, integrated dishwasher and washing machine.

Gardens & Parking

There are well maintained communal gardens surrounding the development and the property benefits from an allocated parking space in the secure car park.

Factoring

The common areas are factored by James Gibb with a quarterly payment of approximately £425 and this also includes buildings insurance.

Viewing

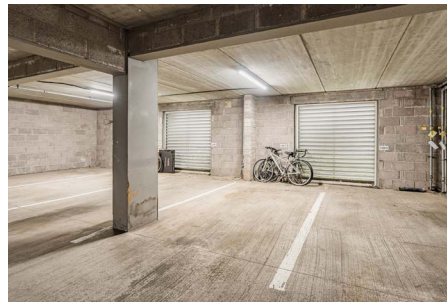
By appointment through Neilsons (0131 625 2222).





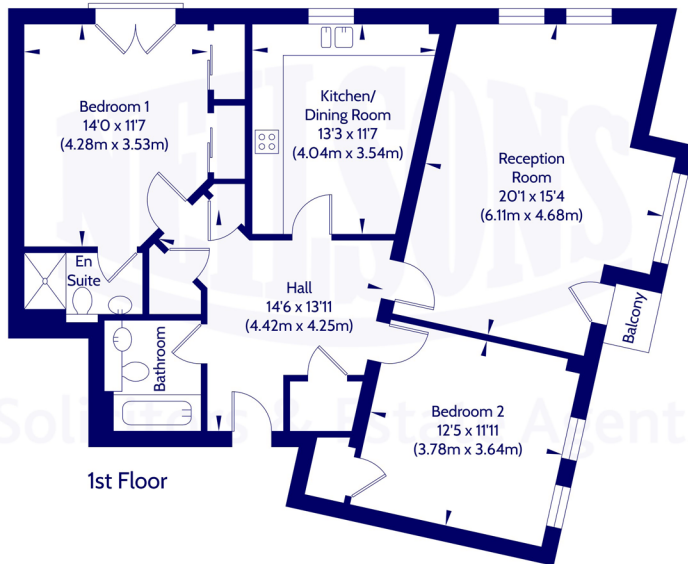
Location

Crewe is a residential area situated to the north of the City Centre. There are local amenities and Craighleith Retail Park is a short drive away and offers a Sainsbury's Superstore, a Marks & Spencer, along with other major retail outlets and there is also a Morrison's supermarket close by. The property is within easy reach of the Western General Hospital and Edinburgh's College. A regular bus service runs to and from the City Centre and beyond with numerous services available. The City bypass, main motorway networks, the Forth Road Bridge and Edinburgh Airport are all easily accessible. The open spaces of the Cramond Foreshore, Botanic Gardens and Inverleith Park are close by, as are the fashionable areas of Stockbridge, whilst the Shore in Leith with its bars and restaurants are a short drive away.





Approx. Gross Internal Floor Area 95 Sq M / 1027 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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