



Beautifully presented

Two-bedroom, upper villa



Situated in the sought-after Crewe area of Edinburgh, this fantastic two-bedroom upper villa enjoys a convenient location close to excellent local amenities and transport links. Beautifully presented throughout and offered in true walk-in condition, the property combines stylish interiors with generous living space. The accommodation is accessed via an attractive entrance stairway leading to a welcoming hallway. The bright and spacious sitting room features a beautiful bay window, tasteful décor, a charming feature fireplace, and an elegant shelved mantel, creating a warm and inviting living space. The recently fitted kitchen is a real highlight, offering a superb range of contemporary cream units complemented by butcher's block-effect worktops. A practical pantry cupboard provides additional storage and conveniently houses the washing machine and tumble dryer. There are two well-proportioned double bedrooms, each offering ample space for freestanding furniture and storage. The stylish bathroom is fitted with a modern white suite and a waterfall shower. Excellent storage is available throughout the property, with several built-in cupboards and a partially floored attic providing valuable additional space. To the rear, the property benefits from its own generously sized private garden, which is easily accessed and enjoys sunshine throughout much of the day, as well as a shared drying green. This delightful outdoor space offers excellent potential for further landscaping or development to suit individual requirements.

Key Features

- Entrance stair
- Hall
- Lounge, with bay window
- Kitchen
- Two double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Excellent storage
- Private rear garden and a shared drying green
- On-street parking



Crewe

The property is situated in the established Crewe area, which lies to the northwest of the city centre. There are a range of local shops in the area further shopping found at Stockbridge and Craigleith Retail Park. The area is well serviced by nearby regular transport services leading to the city centre and many surrounding areas. The property is also well placed for access to all major road networks, Edinburgh Airport, the M8 and Forth Road Bridge. Schooling is well represented from nursery to senior level and the property is also conveniently located for Edinburgh College and the Western General Hospital. Recreational amenities include the Ainslie Park Leisure Centre, Inverleith Park and the Botanical Gardens.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, microwave, hob, dishwasher, washing machine, tumble dryer, fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£185,000

EPC Rating

C

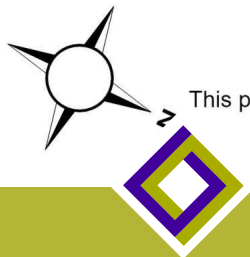
Tenure

Freehold





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.



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