

197 Telford Road, Crewe, Edinburgh, EH4 2PT



Description

Delightful three-bedroom extended end terraced villa conveniently located, close to an excellent range of amenities and super transport links in Edinburgh. This exceptional home has been finished to a high specification throughout, and boasts sleek interiors, with crisp decor and quality fixtures, and comes with the added attraction of an enclosed rear garden and off street parking.

Features

- Extended end terraced villa with high spec interior
- Versatile living space
- Superb open plan kitchen/family room with ultra sleek design featuring multi-fuel stove and patio doors to rear garden
- Three double bedrooms
- Ground floor utility room with adjoining shower room
- Bathroom with quality white suite and shower over bath
- Gas central heating and double glazing
- Enclosed rear garden
- Monobloc driveway
- Storage shed

Extras

The curtains, range cooker, cooker hood, fridge, two freestanding freezers, dishwasher, washing machine and tumble dryer to be included. Additional items of furniture may be available by separate negotiations.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

Factor

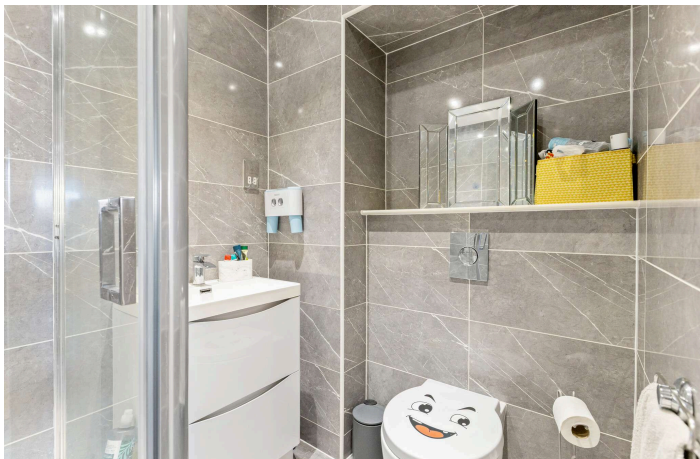
There is currently a Residents Association with Manor Estates and the seller has confirmed a fee of approx. £55 biannually is payable for the upkeep of the communal garden.



Location

Lying just three miles northwest of Edinburgh city centre and well-connected by excellent transport links, the popular suburb of Crewe benefits from a wealth of local shopping and recreational amenities. Some of the capital's most treasured green spaces are also in easy reach, including Inverleith Park and the Royal Botanic Garden. The property is conveniently situated to the picturesque Silverknowes Esplanade and Golf Club. For grocery and everyday shopping, Crewe is served by an excellent selection of major supermarkets in the immediate surrounding area, with two Morrisons Superstores nearby and a Lidl Supermarket. The area also benefits from a post office, a pharmacy and a medical centre. A great selection of high-street outlets can be found at Craighleith Retail Park and Ocean Terminal, which also boasts a multi-screen cinema, popular family restaurants and a 24-hour gym. Further local sports facilities are on offer at Ainslie Park Leisure Centre, with a pool, a gym, a sports hall and fitness classes and also the Village Gym Edinburgh on Crewe Road South. Crewe has a superb selection of private and state schooling options, including the prestigious independent Fettes College. The Western General Hospital is a short walk away. With its proximity to the main thoroughfare of Ferry Road, the area provides swift access into the city, as well as the Forth bridges, the City Bypass and the M8/M9 motorway network.

EPC Rating: C





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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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

