



RALPH SAYER
SOLICITORS & ESTATE AGENTS

70 Crewe Crescent

Edinburgh EH5 2JW

70 Crewe Crescent

This appealing main door lower villa, enjoys a tranquil aspect on a tranquil crescent and an ideal location, giving easy access to Silverknowes promenade, Newhaven Harbour or south to Inverleith Park or the city centre. The property provides versatile family accommodation and enjoys a south facing front garden and enclosed garden to the rear.

The entrance is tucked away to the side, where you are greeted by a welcoming hallway. A spacious lounge/diner is flooded with natural light from a south-facing box bay window, which overlooks the front garden and the perfect setting for modern family life or entertaining. Overlooking the rear garden is a newly refurbished kitchen, finished in a striking cobalt blue modern kitchen. There are two comfortable bedrooms. Completing this stylish home is a an attractive three-piece bathroom with shower fitted over-bath. The hallway houses a practical utility cupboard

Property Summary

- Appealing main door lower villa
- South-facing lounge/diner
- Chic cobalt blue kitchen
- Two comfortable bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Private south-facing front garden with driveway
- Private enclosed rear garden & shared drying green
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - D

Extras: fitted floors, light fittings, curtains, blinds, electric oven, hob and washing machine, to be included in the sale.



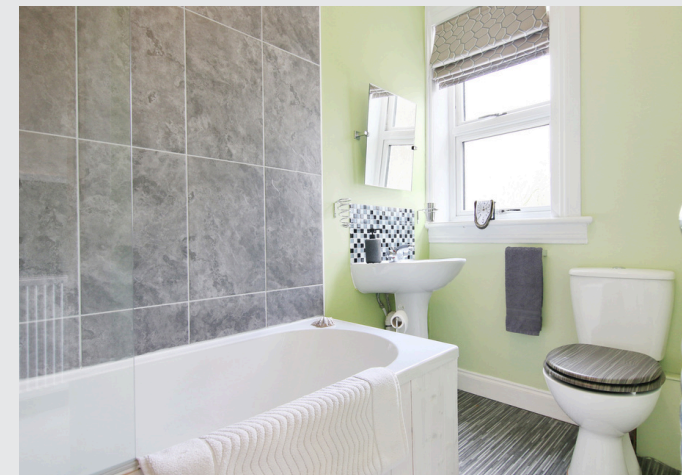
Home Report Value - £175,000





Beautifully
presented, lower
villa with
excellent
outdoor space





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

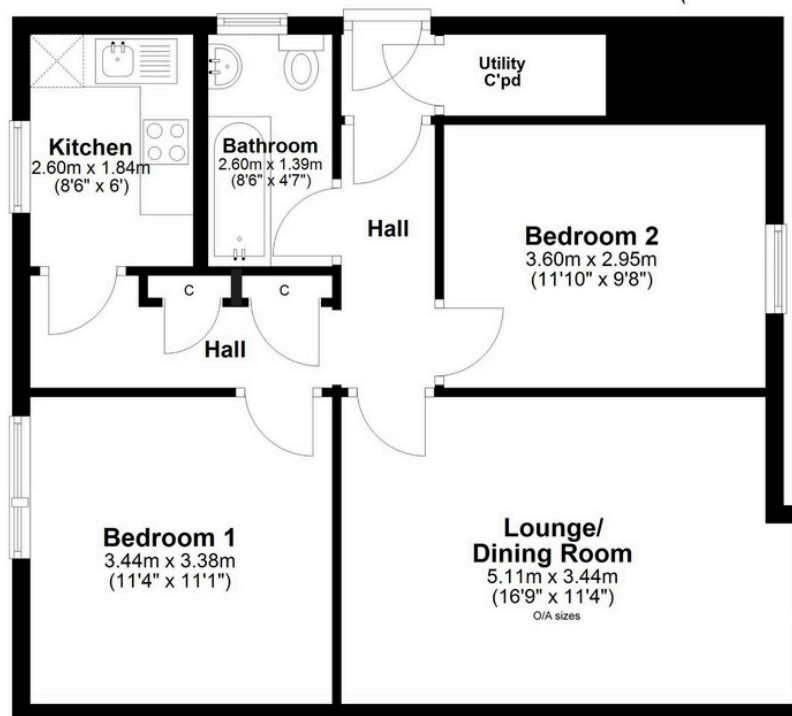


Zoopa.co.uk rightmove onTheMarket.com

DISCLAIMER

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

Ground Floor
Approx. 62.4 sq. metres (671.9 sq. feet)



Location

East Pilton is an established residential area north-west of the city centre and neighbouring desirable Trinity and Fettes. It offers an array of affordable housing and due to its proximity to the city centre (4.5 miles) and easy access to the A90, is an ideal choice for first time buyers and investors. There are excellent local amenities a Morrisons store on Ferry Road with more extensive shopping found at nearby Craigeith Retail Park. Granton harbour is close by, housing two yacht clubs, the Royal Forth and the Forth Corinthian. There are a number of local parks in the area, including Inverleith and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth to Cramond Village. Also in the area is Ainslie Park Leisure Centre with a swimming pool and a choice of gyms. Two good golf courses are close by along with access to the vast cycle path network. It has good transport links and an excellent local bus service operates to the City Centre and to the business parks at South Gyle and Royal Bank of Scotland Headquarters.