



Fantastic two-bedroom lower flat in popular Crewe area of Edinburgh



Set within the ever-popular Crewe district of Edinburgh, this spacious two-bedroom lower villa offers well-proportioned accommodation at ground floor level, together with private outdoor space and driveway parking. The property is entered via a welcoming entrance hall featuring a deep storage cupboard. To the rear, the bright dining living room enjoys a pleasant outlook over the garden and benefits from a traditional press-style cupboard together with display shelving. The kitchen is fitted with a range of wall and base units, appliances and patio doors providing direct access to the private rear garden, creating an ideal space for everyday living. There are two generous double bedrooms, one of which includes built-in storage accommodation. The contemporary shower room is fitted with a walk-in shower, vanity storage unit, wet walling, tiling and a window for natural light and ventilation. Externally, the property enjoys a driveway and seating area to the front. Access to the flat is via a shared pathway to the side of the property. To the rear is a private enclosed garden, paved for ease of maintenance and further benefiting from three useful garden sheds. It should be noted that the current owner and neighbouring upper property have incorporated part of the shared drying green into their respective garden areas, although this ground does not form part of the title. The shared drying green is jointly shared between the two properties. Please ask the agent for further details.

Key Features

- Entrance hall
- Living room
- Kitchen
- Two double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Garden, with power point and outside tap
- Driveway





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 Craigeith 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, blinds, light fittings, cooker, washing machine and three sheds 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

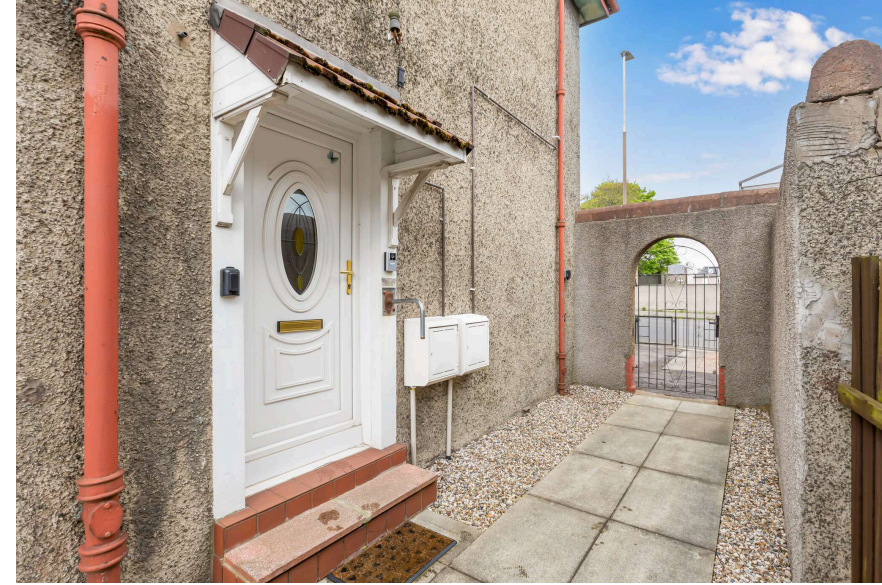
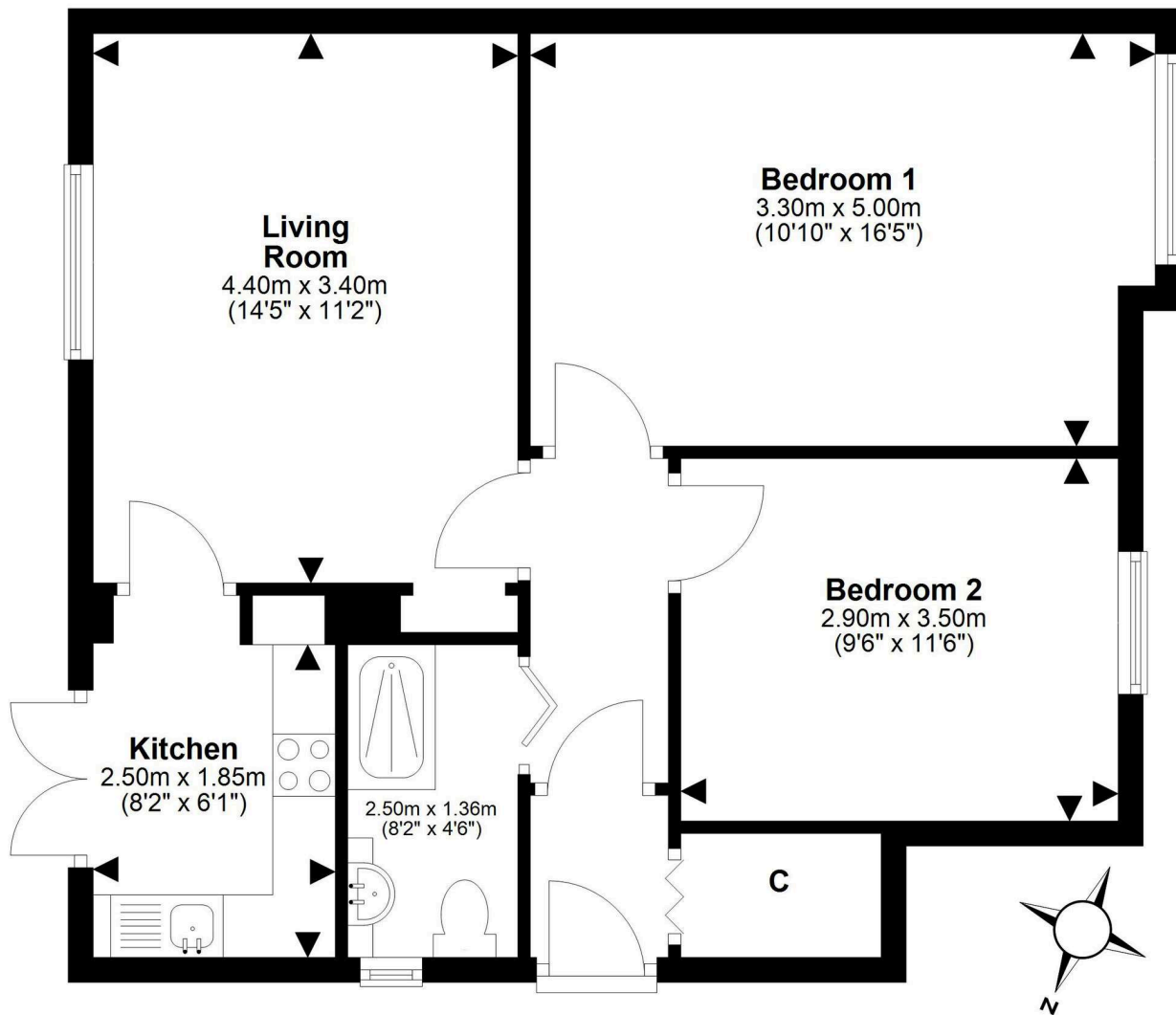
£165,000

EPC Rating

C

Tenure

Freehold



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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