



14/4 Telford Drive
CREWE | EDINBURGH | EH4 2NH


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solicitors & estate agents



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Set on the first floor of a well-established residential area, this bright and well-proportioned flat on Telford Drive offers flexible accommodation ideally suited to first-time buyers, investors, and young families alike.

The property opens into a welcoming central hallway providing access to all rooms. To the front, a generous living room offers an excellent space for relaxing and entertaining, with ample room for both lounge and dining furniture. The adjacent kitchen is thoughtfully laid out with a good range of units and workspace, and provides direct access to a private balcony, perfect for morning coffee or additional storage.

The flat benefits from three bedrooms, allowing versatility for family living, home working, or guest accommodation. Bedroom one is a spacious double, while bedrooms two and three are well-proportioned and adaptable to suit a variety of needs.

A particular highlight is the newly fitted shower room, finished in a contemporary style and comprising a walk-in shower, vanity sink unit, and WC.

Further benefits include good storage throughout and a practical layout that maximises space and natural light.

Located in the popular Telford Drive area of Edinburgh, the property is well placed for local amenities, schools, and transport links, making it a convenient and appealing choice for a wide range of buyers.

- Bright 1st-floor flat in popular Edinburgh area.
- Flexible 3-bedroom layout (ideal for families/investors).
- Spacious living room with dining space.
- Private balcony off kitchen.
- Newly fitted modern shower room.
- Well located near amenities, schools, and transport links.

Council Tax B. Energy Rating B.

Factor payable to Manor estates, approximately £223 annually.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

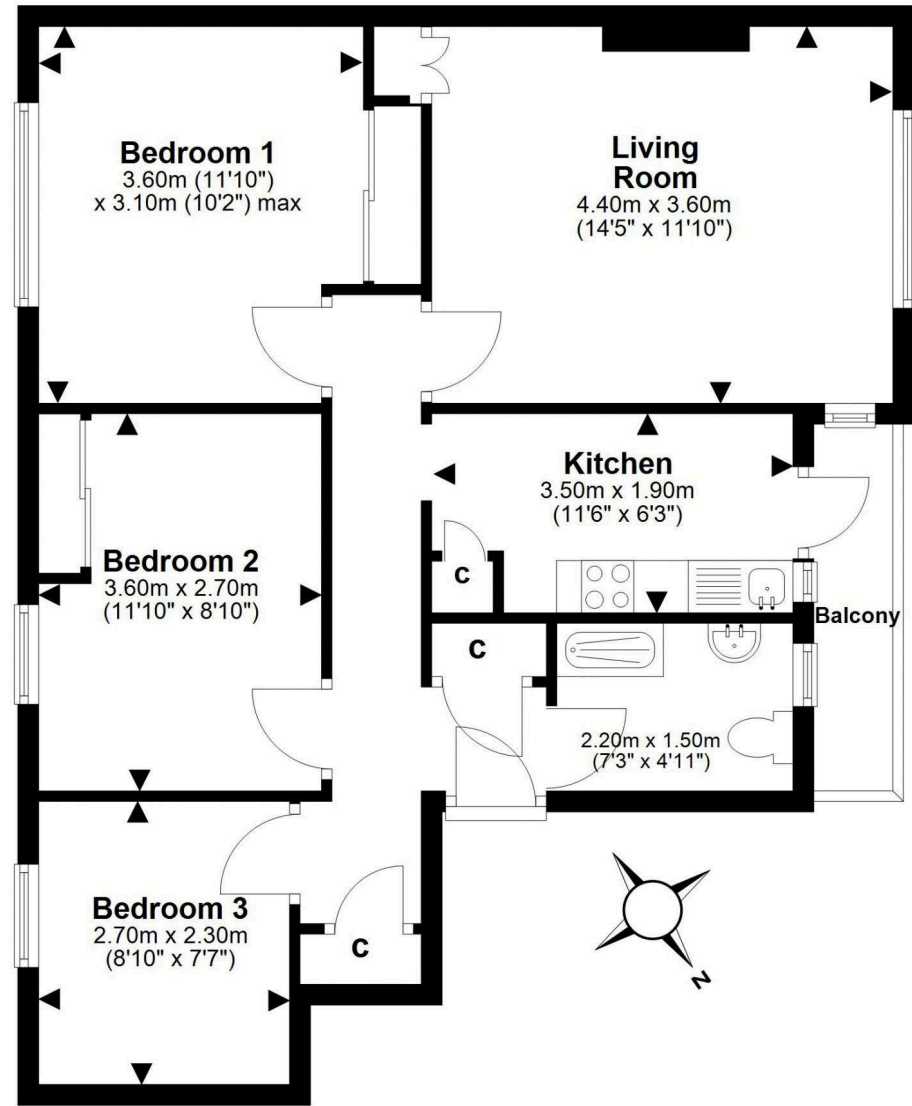
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, fridge freezer, and all furniture will be included in the sale.

Crewe is an ever popular area located in north Edinburgh, close to the scenic shoreline of the Forth Estuary, where lovely walks can be taken at Granton Harbour or along Silverknowes Beach. Local shopping includes a Morrisons supermarket on Ferry Road, but for those larger shopping trips, regular bus services give access to a wider range of shops at Craigmile Retail Park, the trendy boutiques and eateries in Stockbridge or the City Centre shops and attractions. Schooling is available at primary and secondary levels and there are recreational facilities within easy reach including Ainslie Park, which has sports facilities and a swimming pool, Inverleith Park and the Botanic Gardens. The Airport, City Bypass and main motorway networks are also within easy reach.





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.