



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**127 Crewe Crescent**

Crewe, Edinburgh, EH5 2JN

Immaculately presented with attractive modern décor throughout, this spacious upper flat is set within a popular residential area in Crewe and benefits from its own private main entrance. The well-proportioned home features a bright west-facing reception room with storage, open to a contemporary kitchen fitted with sleek cabinetry and practical worktops. There are two comfortable bedrooms, including a spacious main bedroom with a large window, and a versatile second bedroom with storage, alongside a bathroom with an overhead shower and towel warmer. Completing the property is a private garden and driveway parking. Additionally, 127 Crewe Crescent boasts access to excellent local amenities, green spaces, and transport links are close by, with Edinburgh city centre easily accessible.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

## Property Summary

- Upper flat in Crewe
- Private main entrance
- Immaculately presented modern interiors
- Sunlit stairwell and hall
- West-facing living/dining room with storage, open to
- Well-appointed kitchen
- Spacious main bedroom with a large window
- Versatile second bedroom with storage
- Bathroom with overhead shower
- Private garden
- Private driveway parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £175,000







West-facing living/dining room with storage, open to a well-appointed kitchen







Spacious main bedroom  
with a large window and a  
versatile second bedroom  
with storage





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**dream property!**



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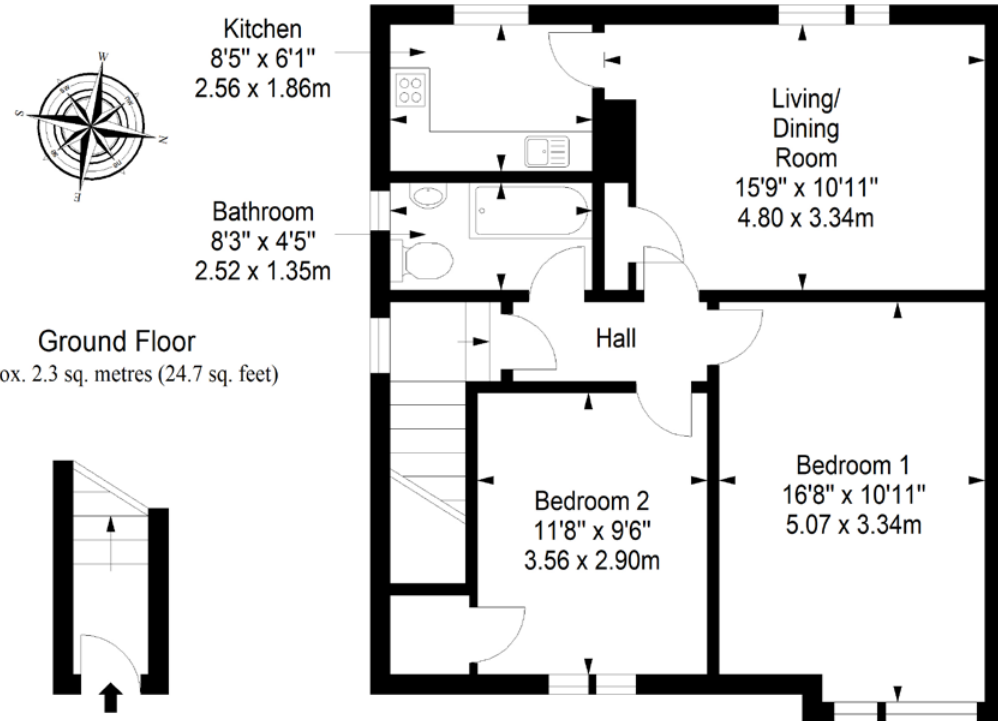
 **CHARTERED FIRM**

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.

Upper Floor  
Approx. 62.2 sq. metres (669.5 sq. feet)



Ground Floor  
Approx. 2.3 sq. metres (24.7 sq. feet)

Total area: approx. 64.5 sq. metres (694.2 sq. feet)