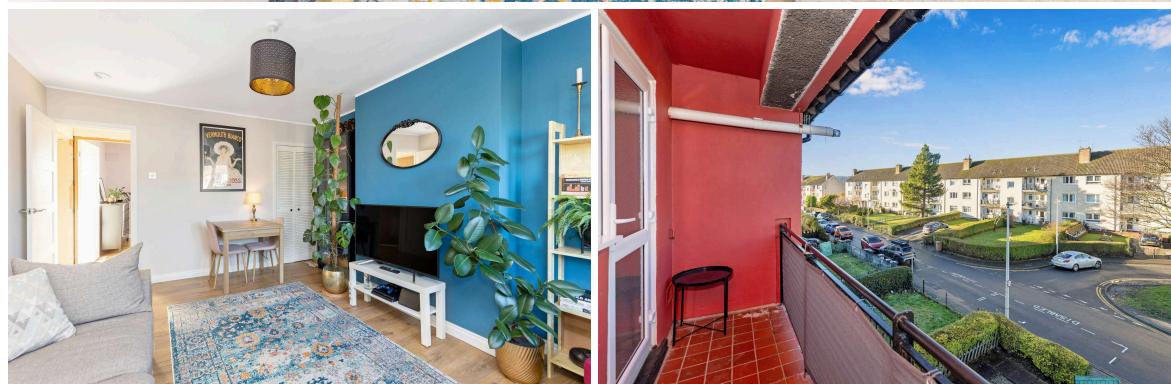




24F Telford Drive
CREWE | EDINBURGH | EH4 2NL


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Nestled in a quiet residential street moments from Craigleith retail park, quick transport links and vast open green spaces is this spacious top floor apartment. Boasting pleasant views, a balcony, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two storage cupboards, direct access to a large attic space, a bright twin windowed lounge with generous dining space, a fitted kitchen with balcony access, two well-proportioned double bedrooms and the flat is completed by a stylish shower room.

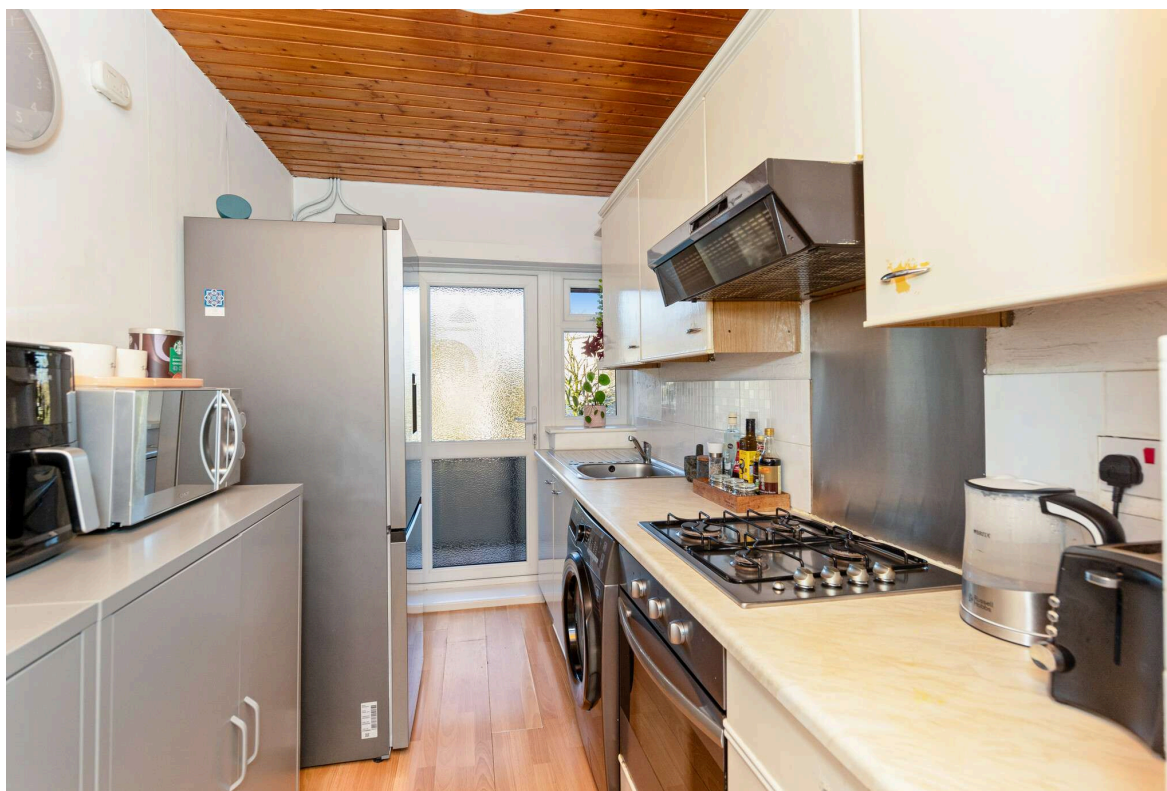
- Quiet setting moments from excellent amenities
- Panoramic views and a balcony
- Welcoming hallway with storage
- Bright twin windowed lounge
- Fitted kitchen
- Two large double bedrooms
- Stylish shower room
- Gas central heating
- Double glazing

Council Tax: A , Energy Rating: D

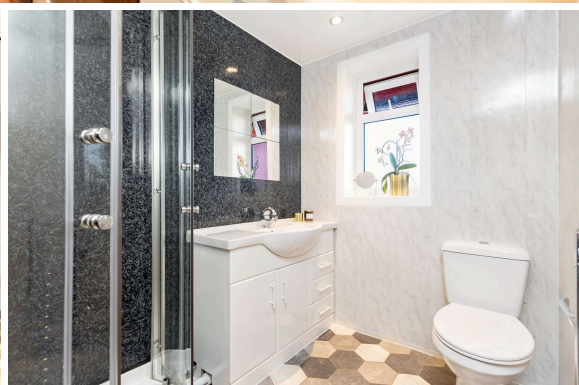
Fees payable to factor, Manor Estates Housing Association, approx. £100 paid yearly.

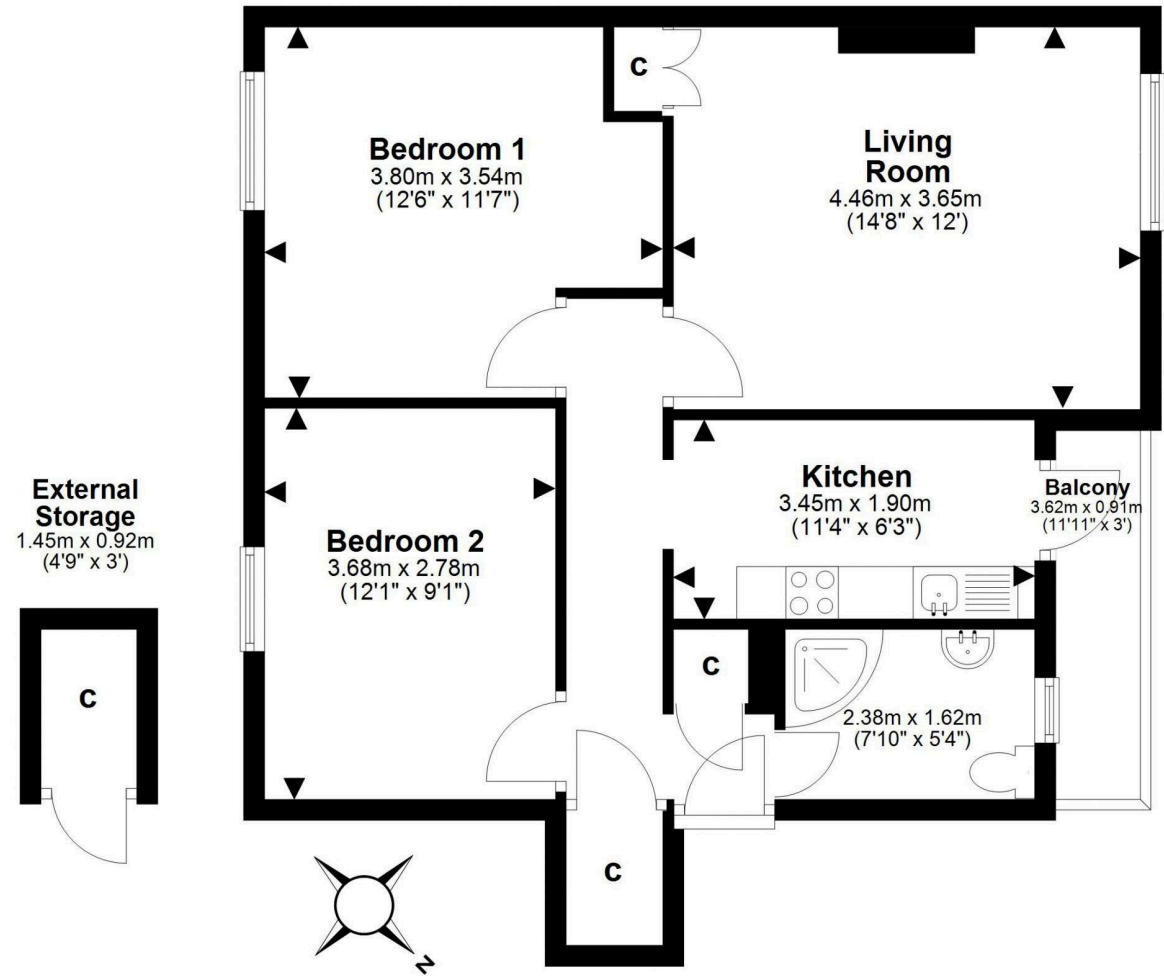
All fixtures and fittings (except lampshades), integrated appliances, curtains, living room sofa, and principal bedroom wardrobe are included in the sale.

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



Located in the popular Crewe area of Edinburgh, this property offers a blend of suburban tranquillity and city convenience. Just a short journey from the vibrant city centre, it benefits from excellent transport links, including frequent bus routes and nearby access to main road networks, making commuting straightforward. The surrounding area provides a wide range of amenities, including local supermarkets, cafes, and independent shops. Families will appreciate the proximity to well-regarded schools and nurseries, while outdoor enthusiasts can take advantage of nearby green spaces such as Inverleith Park and the Water of Leith walkway, perfect for weekend strolls or cycling. For those seeking leisure and fitness options, the property is also close to several sports facilities, including Ainslie Park Leisure Centre and the renowned Royal Botanic Garden Edinburgh.





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.