










Offers Over
£155,000

20 Crewe Grove

Crewe | Edinburgh | EH5 2JT

This attractive main door lower villa with private gardens forms part of an established residential district within easy access of the city centre and excellent amenities. The property would undoubtedly appeal to first time buyers, young families, investors or those looking to downsize

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The internal accommodation briefly comprises a welcoming hallway with useful storage, a bright and airy reception room featuring a fireplace, and a fitted kitchen complete with a range of base and wall-mounted units and integrated appliances. The property offers a spacious principal bedroom with fitted wardrobes and an additional cupboard, alongside a well-proportioned second double bedroom. The bathroom is fitted with a three-piece suite and an electric shower over the bath. Further benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Driveway

The property has a well proportioned private rear garden mainly laid to lawn, creating the ideal place for outside dining/relaxing. To the front there is a section of private garden and driveway providing useful off-street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





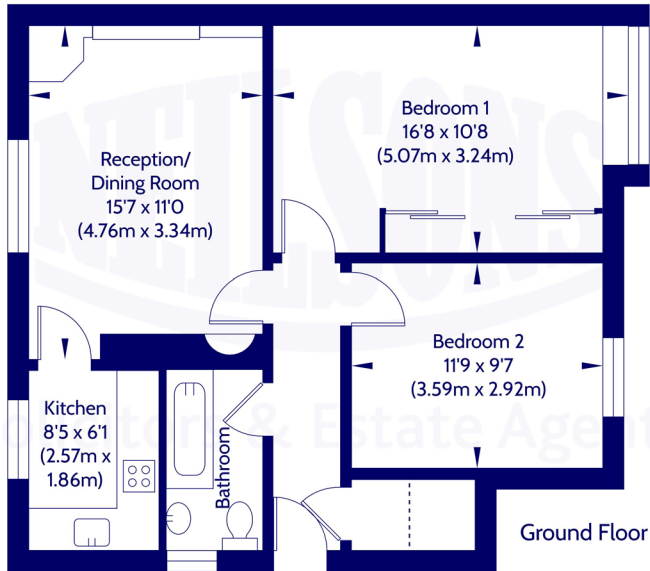
Location

The property is in the established district of Crewe, which is situated approximately three miles north west of Edinburgh City Centre. The area is well served by a frequent bus service which travels to many parts of the City and the City Bypass is also easily accessible, with links to central Scotland's main arterial roads. There are convenient shops in the immediate vicinity to cater for day to day needs and more extensive amenities can be found in nearby Leith or Stockbridge, which offers a fantastic selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and a large Asda in Newhaven. For the outdoor enthusiast there are variety wonderful natural spaces in the surrounding area, including promenade walks along the banks of the Forth, the beautiful water of Leith walkway and The Royal Botanic Gardens.





Approx. Gross Internal Floor Area 60 Sq M / 645 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

