



182 Crewe Road North
Crewe, EH5 2NR

deans 
Solicitors & Estate Agents LLP



LOWER VILLA

- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Utility
- Private Front & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating – C



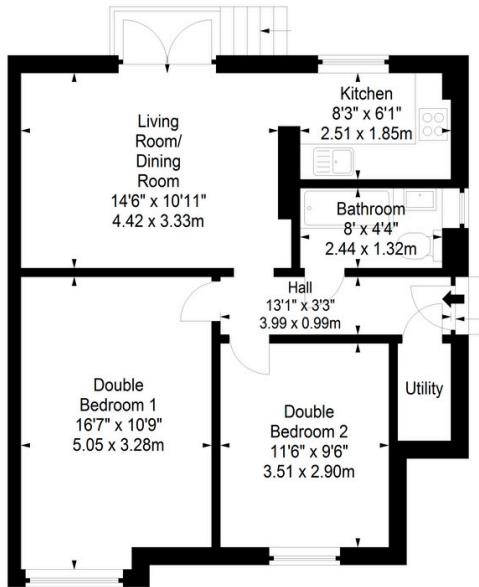
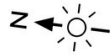
This stylish lower villa is located in Crewe in north Edinburgh, close to convenient, local amenities, the Western General Hospital and regular public transport links to the city centre and surrounding areas. The accommodation comprises; generous living room/dining room with patio doors opening to a private rear garden, contemporary kitchen, two good-sized double bedrooms, bathroom with shower over bath and utility cupboard. Neatly maintained, private gardens lie to the front and rear and a driveway gives convenient off-street parking. There is further free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted floor coverings, fitted blinds, oven, hob, hood, fridge-freezer and integrated microwave. All appliances are sold as seen with no warranty provided.



Crewe Road North,
Edinburgh, EH5 2NR



Approx. Gross Internal Area
636 Sq Ft - 59.08 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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