



Crewe

68 Crewe Terrace
EH5 2LJ



Lower Flat

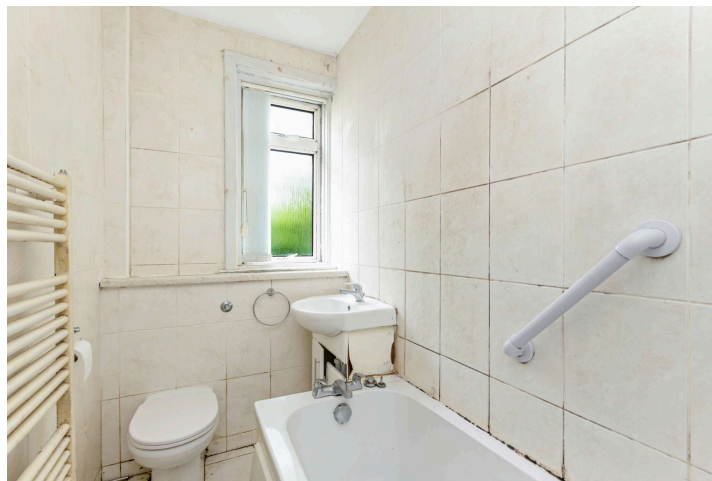
OFFERS OVER £145,000

- Hallway
- Living room
- Extended kitchen
- 2 bedrooms
- Bathroom
- Extended lower
- Gas central heating
- Double glazing
- Private front garden & shared rear
- External store cupboard
- In need of upgrading
- Unrestricted parking

Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321



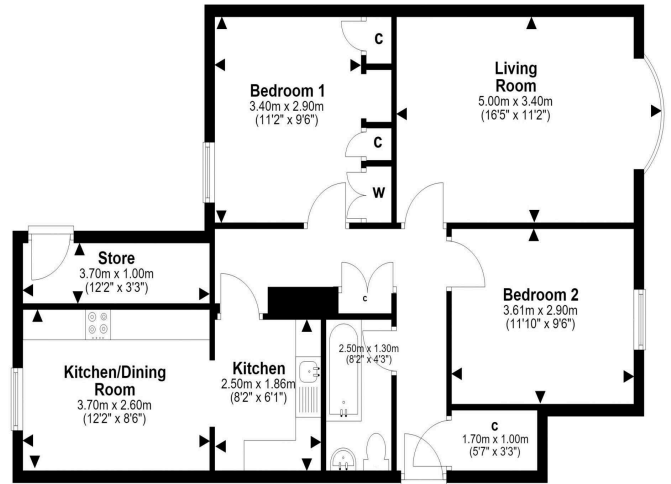






In need of upgrading, this 2 bedroomed lower flat is situated in the established Crewe district, which is situated northwest of Edinburgh City Centre. The area is well served by a frequent bus service which travels to many parts of the city and the City Bypass is also easily accessible. There are convenient shops in the immediate vicinity to cater for day to day needs and more extensive amenities can be found in nearby Craighleith Retail Park or Stockbridge, which offers a selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and Waterfront Broadway, Lidl in Granton and a large Asda in Newhaven. For the outdoor enthusiast there is promenade walks along the banks of the Forth, the beautiful water of Leith walkway.

The property opens to an L-shaped hallway with 2 built in storage cupboards and the rest of the flat off. The spacious front facing living room features electric powered fire within a surround. To the rear is an extended dining kitchen with base and wall units, integrated oven with electric hob, and a freestanding fridge freezer, washing machine and tumble dryer. The flat benefits from a front facing double bedroom, and another double bedroom to the rear. Completing the accommodation is a side facing bathroom which is fully tiled and has a WC, bath with mains powered shower, wash hand basin within a vanity unit and a heated towel



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.

Additional benefits include gas central heating, double glazing, private front and shared rear garden and an external storage area.

EXTRAS

All aforementioned white goods, any curtains/blinds, light fittings, carpets, and sheds/outbuildings to be included (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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