



Solicitors & Estate Agents



218 Crewe Road North

Crewe | Edinburgh | EH5 2NS

A well-proportioned main door upper villa, boasting a substantial floored attic and generous private garden to the rear.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking
-  Private rear garden
-  EPC rating – C
-  Council tax band- C



Description

Internally the property has been freshly decorated in neutral tones and offers flexible well presented accommodation, well suited to the first time buyer or buy-to-let investor.

The flat is accessed via a private entrance and briefly comprises: entrance hallway, rear facing reception room with tiled floor and a bright open outlook over the rear garden and surrounding area, well equipped kitchen which has been fitted with a range of white base and wall mounted units with coordinated worktops/splash tiling and an assortment of appliances, generously proportioned south facing principal bedroom with a focal spiral stair leading to a substantial floored attic room, second good sized double bedroom with built-in storage cupboard, and bathroom with modern three piece white suite, splash tiling and over-bath drench shower.



This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

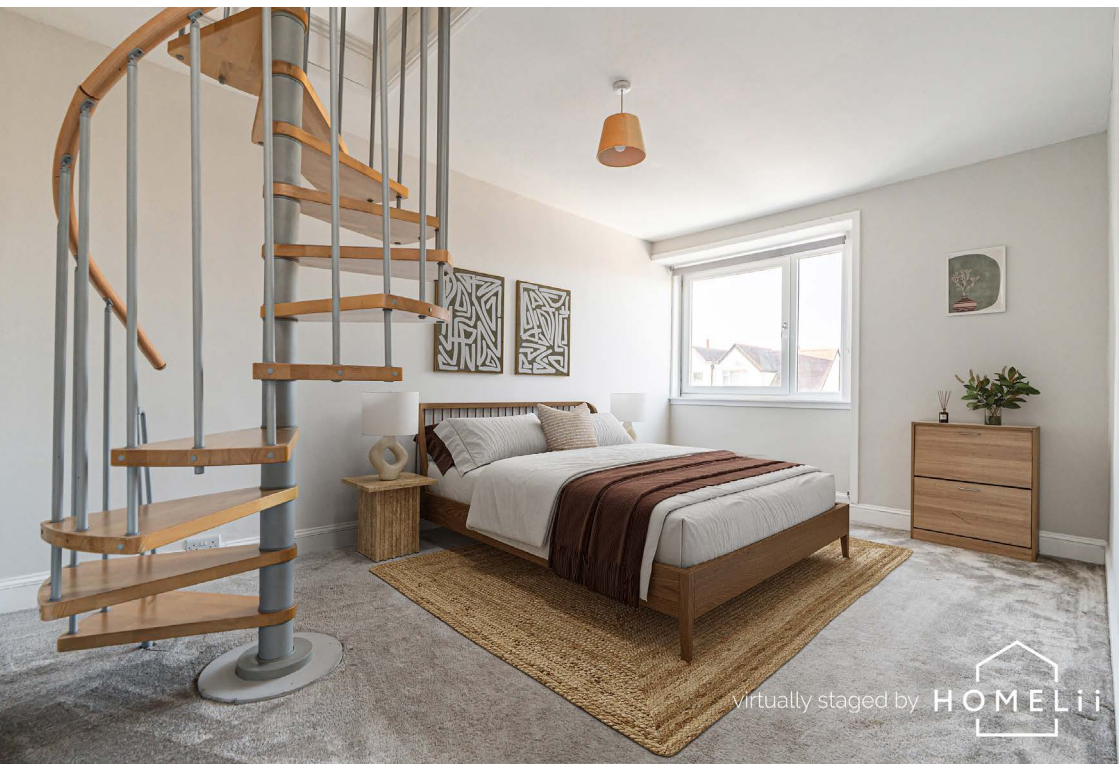
All blinds light fittings, floor coverings, integrated appliances and white goods will be included.

Gardens and Parking

To the rear of the property is a substantial lawned garden bordered by hedgerow and featuring areas of timber decking. The garden has a pleasant open feel and has lots of potential to cultivate further. Ample unrestricted on-street parking is available on Crewe Road North and many of the neighbouring streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

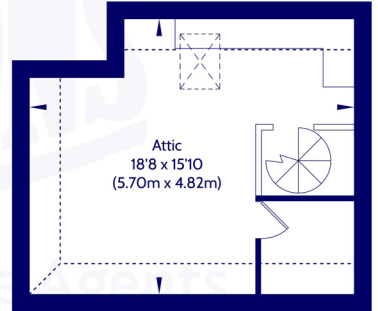
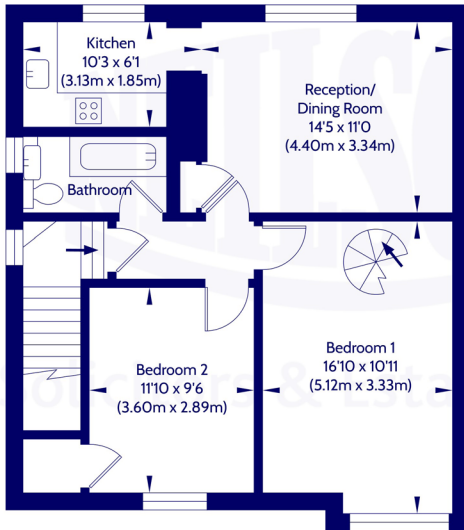
The property is in the established district of Crewe, which is situated approximately three miles north west of Edinburgh City Centre. The area is well served by a frequent bus service which travels to many parts of the City and the City Bypass is also easily accessible, with links to central Scotland's 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.



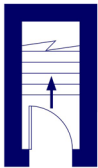


Approx. Gross Internal Floor Area Excl. Attic 64 Sq M / 686 Sq Ft.

1st Floor



Ground Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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