

1/3 Crewe Road Gardens

CREWE TOLL, EDINBURGH, EH5 2NQ



Spacious Two-Bedroom Flat Presented in Excellent Condition In Edinburgh's Crewe Area



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this spacious two-bedroom flat in excellent condition in Edinburgh's Crewe area.

THE LIVING ROOM



Inside, the property comprises a spacious living area which is flooded with natural light and offers an array of possibilities for furniture arrangements

THE KITCHEN



The fully equipped kitchen is accessed from the lounge and is fitted with a gas hob, fan oven and freestanding white goods.





The flat has two spacious double bedrooms and offers ample space for freestanding storage options. There is one bathroom which is fitted with a modern three-piece suite and an electric shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

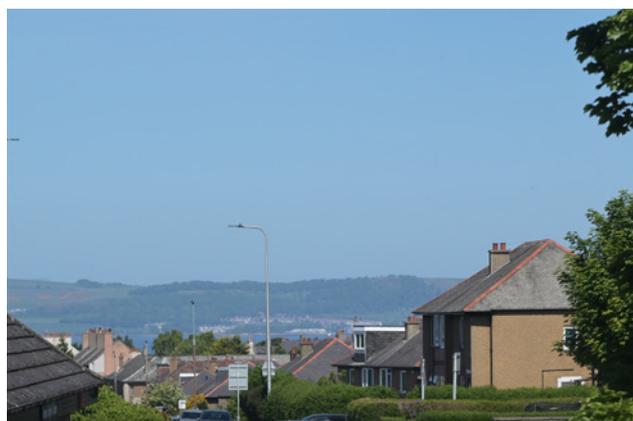


spacious two-bedroom
flat in excellent condition

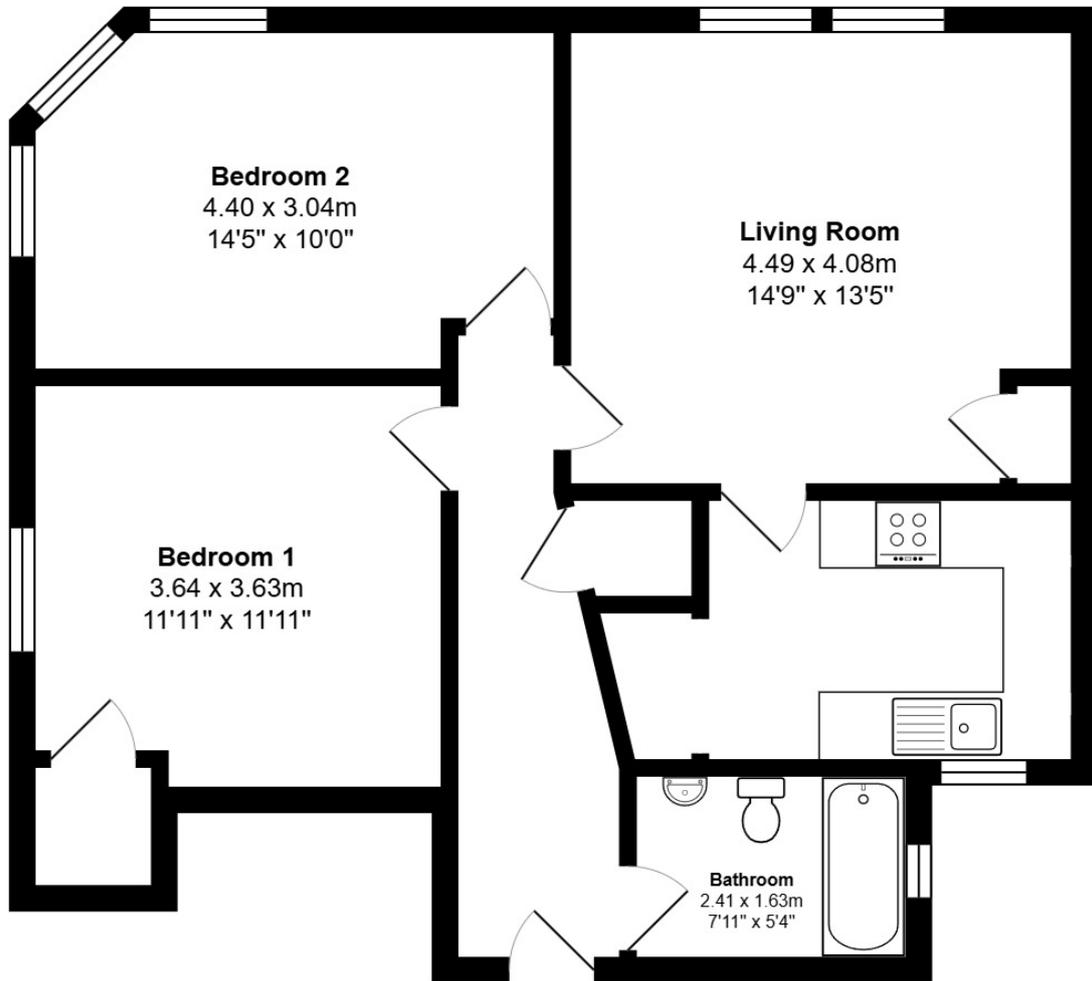


The property further benefits from a communal rear garden, free on-street parking, double-glazed windows, modern gas central heating and external insulation, making for a warm and cost-effective home, year-round.

EXTERNALS & VIEW

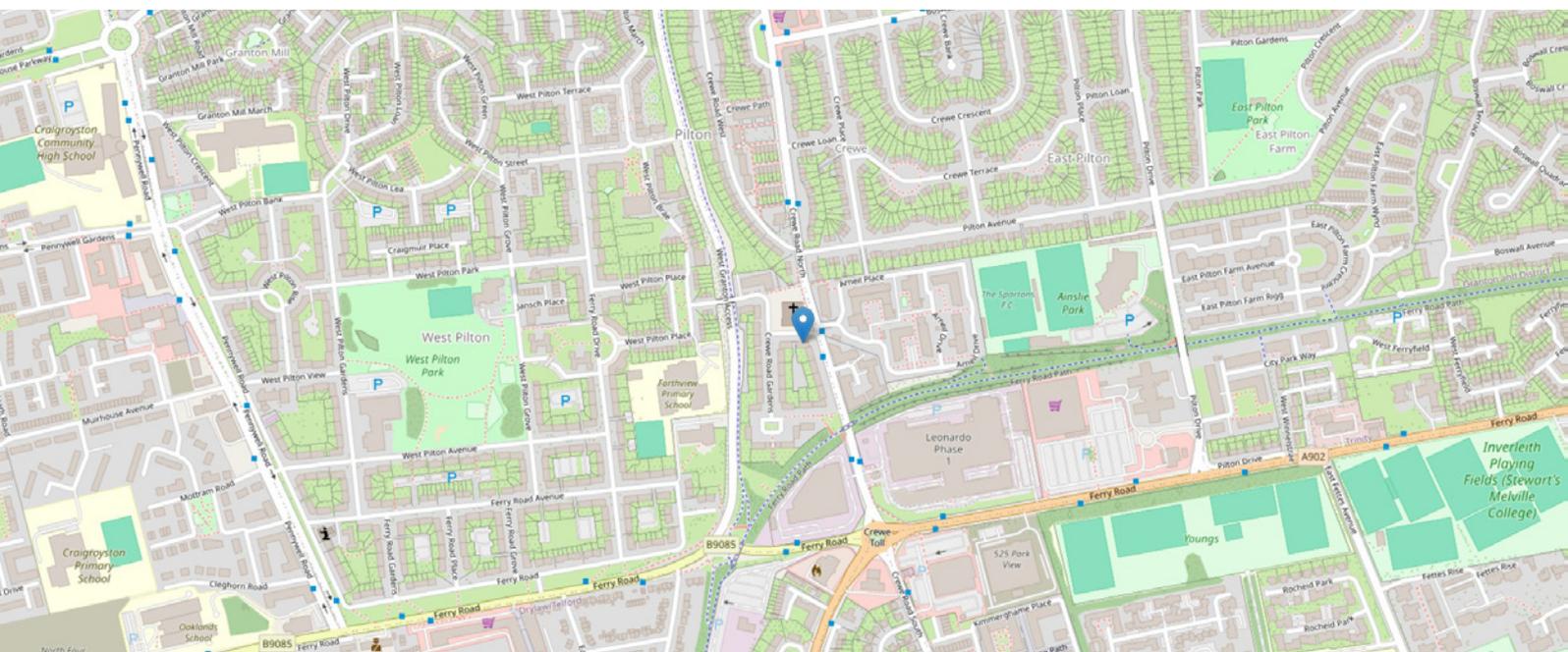


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 70m² | EPC Rating: C



THE LOCATION

The property is located in the Crewe area, which lies in a northwestern district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities.





Local shopping for your daily requirements can be found within walking distance, but for those whose needs are greater, a wider range of shops can be found at Craighleith Retail Park, Ocean Terminal and the city centre. There are excellent bus services close at hand, which will take you on a short 10-minute journey into the city centre.

Local state and private schools are within walking distance, as are many fine recreational facilities within the area, such as Ainslie Park Leisure Centre.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.