



2
Double
Bedroom



Driveway/
On Street
Parking

Council Tax
C

EPC Rating
C

Offers Over £170,000
1 Crewe Grove, Edinburgh, EH52LQ

Highly desirable two-bedroom upper villa over two floors with a flexible floor plan, situated within the Crewe residential area of Edinburgh. Internally this accommodation is in excellent decorative order, comprising of main door entrance on the ground floor leading to stairs up to the first-floor landing. Leading off the landing there is a new modern fitted kitchen with American style fridge freezer and large utility room off, a bright spacious lounge and family bathroom with 3 pieces suite and shower. The master bedroom is located on the second floor with plenty of storage, the second bedroom is on the first floor. The property also benefits from a private garden to the rear of the property, and private parking.

- Living room
- Fitted kitchen
- Two bedrooms
- Family bathroom
- Hallway
- Gas central heating
- Double glazing
- Private garden to side
- Off Street parking
- Unrestricted on-street parking
- Extras : The property is sold with all white goods included in the sale.
- EPC Rating C





The Crewe area of the city has a good selection of local shops and services. There are well respected primary and secondary schools in the area and nearby Telford College. A short journey away is Morrison's supermarket and further shopping facilities at Craighleith Retail Park which includes a Sainsburys, Mark and Spencer's and further retail outlets. Ainslie Park leisure centre is also within walking distance. A regular bus service provides ease of commuting in and around the surrounding area and swift links to Edinburgh City Centre. It is also reasonably straight forward to gain access to the City Bypass, the motorway network and to all other major routes in and around the City including the Gyle, Edinburgh Business Park and Edinburgh Airport.

Home Report

The Home Report is available to download from our website www.glenham.co.uk The condition of the property and any material matter is disclosed in the Home Report.

Viewing

Viewing is by appointment only through Selling agents Glenham, 2Atholl Place, Edinburgh, EH3 8HP

Solicitors

VMH Solicitors Limited
8 Sibbald Walk, Edinburgh EH8 8FT



