



33 Crewe Crescent
Crewe, Edinburgh, EH5 2JR

CALL US ON 0131 447 4747

33 Crewe Crescent, Crewe, Edinburgh, EH5 2JR

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule.
- Stairs to upper level.
- Reception hall with storage.
- Good sized bay windowed living room.
- Kitchen.
- Two generously proportioned double bedrooms one with fitted storage.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Driveway to front.
- Garden area to side.
- Extensive garden at rear.
- Communal garden area.
- Unrestricted on street parking.



GENERAL DESCRIPTION

An upper villa situated within the popular Crewe district of the city perfectly positioned for access to a wide range of local amenities and a short journey to the north-west of Edinburgh City Centre. The property will make an ideal purchase for a first-time buyer/young couple or perhaps for letting purposes.

LOCATION

The property is situated in the established Crewe area, which lies to the north-west of the city centre. There are a range of local shops in the area further shopping found at Stockbridge and Craigleith Retail Park. The area is well serviced by nearby regular transport services leading to the city centre and many surrounding areas. The property is also well placed for access to all major road networks, Edinburgh Airport, the M8 and Queensferry Crossing. Schooling is well represented from nursery to senior level and the property is also conveniently located for Telford College and the Western General Hospital. Recreational amenities include the Ainslie Park Leisure Centre, Inverleith Park and the Botanical Gardens.

COUNCIL TAX BAND - B.
TRAIN STATION - APPROXIMATELY 2.8 MILES TO HAYMARKET TRAIN STATION.
AIRPORT - APPROXIMATELY 8.7 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 100 METRES.

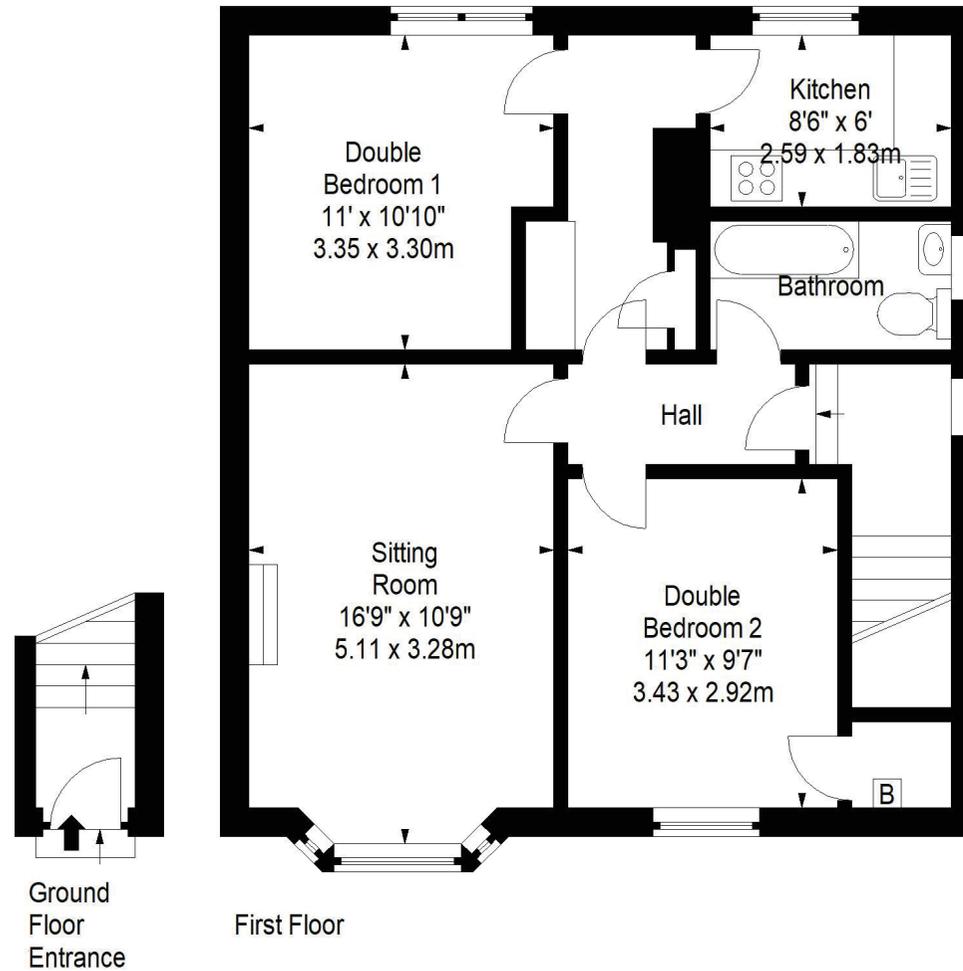
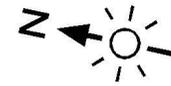
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, THE INTEGRATED HOB AND COOKER HOOD(NOT CURRENTLY WORKING). THE CURTAINS, POLES, BLINDS, LIGHT FITTINGS, OVEN, WASHING MACHINE, FRIDGE AND FRIDGE FREEZER ALL MAY BE AVAILABLE THROUGH NEGOTIATION ALONG WITH SOME FURNITURE.



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Edinburgh, EH5 2JR**



Approx. Gross Internal Area
700 Sq Ft - 65.03 Sq M
For identification only. Not to scale.
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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.