



254/5 Crewe Road North
Crewe, Edinburgh, EH5 1LS

CALL US ON 0131 447 4747

254/5 Crewe Road North, Crewe, Edinburgh, EH5 1LS

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

- Shared secured entry.
- Reception hall with storage.
- Living room with feature fireplace.
- Kitchen.
- Double bedroom with feature fireplace.
- Further bedroom.
- Bathroom with shower attachment.
- White meter heating.
- Double glazing.
- Communal garden to rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A top floor flat forming part of the popular Crewe district of the city perfectly positioned for a wide range of local amenities and a short journey to the northwest of Edinburgh City Centre. The property would be suitable for a first-time buyer/young couple or perhaps for letting purposes and though in need of modernisation and redecoration offers excellent potential to any purchaser.

COUNCIL TAX BAND: A
TRAIN STATION: APPROXIMATELY 3.1 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 7.8 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

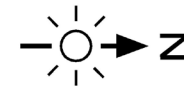
LOCATION

The property is in the established district of Crewe, which is situated approximately three miles 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, 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 just off West Granton 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.

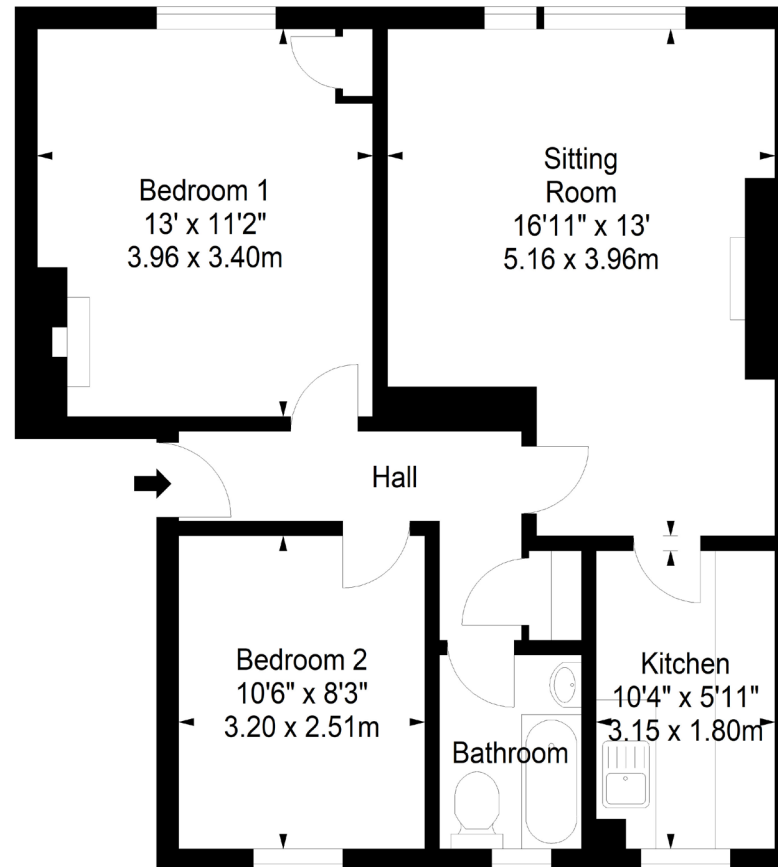
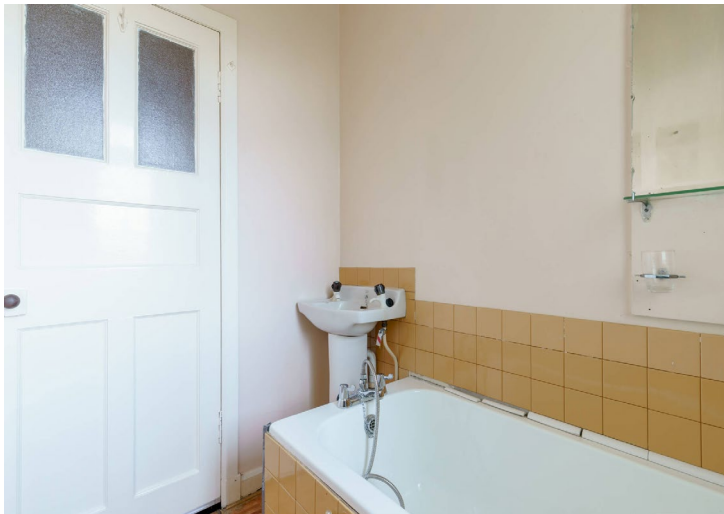
EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. THE PROPERTY WILL BE SOLD AS SEEN AND WITH NO GUARANTEES.



Crewe Road North,
Edinburgh,
Midlothian, EH5 1LS



Approx. Gross Internal Area
612 Sq Ft - 56.85 Sq M
For identification only. Not to scale.
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Second Floor



ENERGY PERFORMANCE
CERTIFICATE RATING E

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.