



# 143 Crewe Crescent

CREWE | EDINBURGH | EH5 2JN



MURRAY  
BEITH  
MURRAY



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143 Crewe Crescent is a spacious, main door, upper villa benefitting from 2 bedrooms, off street parking and private garden. The property would benefit from some modernization and presents a great opportunity to create an individual family home.

Staircase rising to a welcoming hall; spacious living room; kitchen with a range of wall mounted and floor standing units; double bedroom 1; double bedroom 2; bathroom with a three-piece suite comprising WC, wash hand basin and bath.

Private garden to the rear of the property, laid to lawn and bordered by a privet hedge. The garden shed is included in the sale. To the front of the building is a generous patio area for off-street parking, with further unrestricted parking available on the surrounding streets.

Gas central heating.

All fixtures and fittings are included in the sale and whilst believed to be in working order, however this is an executry sale and no warranties will be given regarding white goods, including cooker, fridge and washing machine, boiler and services.

From 1 February 2022, residential properties in Scotland are required to have installed a system of inter-linked smoke alarms that comply with BS EN14604:2005 and heat detectors that comply with BS 5446-2:2003, together with carbon monoxide detectors that comply with British Kitemark EN50291-1. No warranty is given that any interlinked system has been installed in this property that complies with the above.

**Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ**

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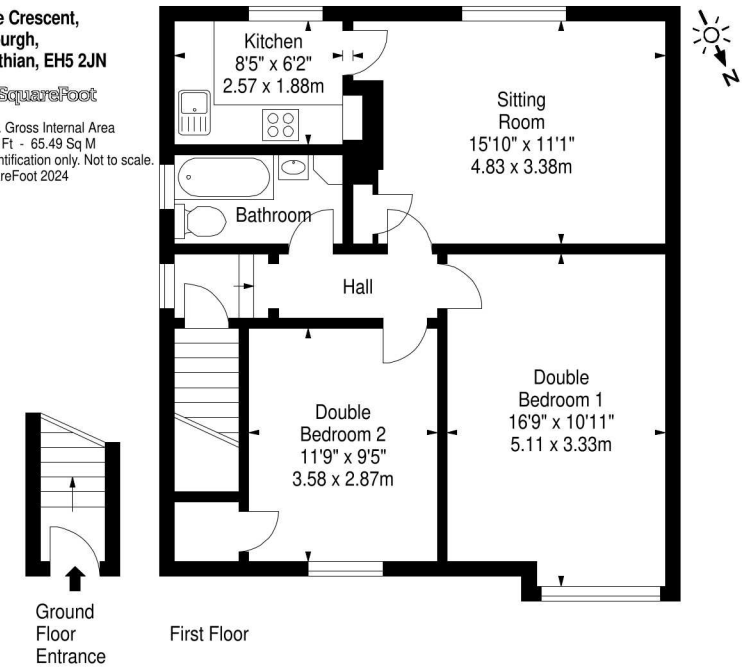
[www.murraybeith.co.uk](http://www.murraybeith.co.uk)

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 1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.  
 All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Crewe Crescent,  
Edinburgh,  
Midlothian, EH5 2JN



Approx. Gross Internal Area  
705 Sq Ft - 65.49 Sq M  
For identification only. Not to scale.  
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## Location

The property lies in the popular residential area of Crewe, approx. 3 miles to the northwest of the city center. Crewe has a family friendly nature with Ainslie Park playing host to an active Leisure Centre, Ainslie Park Stadium and Spartans Community Foundation. Local amenities are well catered for, with further shopping available at the wide selection of supermarkets on Ferry Road, Craigleath Retail Park and Newhaven. The cosmopolitan waterfronts of Leith and Granton Harbour host a vibrant selection of restaurants, cafes and leisure facilities, including the Ocean Terminal shopping and leisure complex. Local schooling at both the primary and secondary level is well represented in both the state and private sectors. The city centre is easily accessible by way of public transport with regular bus services from Boswell Parkway and Crewe Road North, as well as access to the extensive network of cycle paths from Granton Road. The city bypass is close by, offering access to Edinburgh Airport and the wider motorway network of central Scotland.