

**37 Crewe Place
Edinburgh, EH5 2LR**

OFFERS OVER £160,000



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- Living room now with French doors leading to the drive/ramp
- Separate fitted kitchen and dining room
- Two double bedrooms and modern wet room
- Gas central heating and double glazing
- Own front garden/driveway and garden to front and rear
- Mature development
- Excellent bus services and near cycle network
- EPC C

Description

This main door ground floor villa is a style of flat which seldom becomes available in the popular district of Boswall. The property would make an ideal first home or perfect 'downsizing' opportunity for purchasers of all ages. Brick-built in the 1950's, it provides well-proportioned accommodation (59 sqm) now boasting a modified layout. The living room has been adapted by the creation of French doors giving external access. There is a separate kitchen, walk-through dining room 2 double bedrooms and a wet room. The galvanised access ramp for disabled access can be removed on request.





Gas Central Heating and Double Glazing

Gas central heating and is complemented by UPVC replacement double glazing.

Garden

The property has a gated paviour driveway/front garden plus a private garden to rear.

Location

37 Crewe Place forms part of a mature residential setting comprising both villas and flats. It is 2 miles north of Edinburgh's city centre and lies midway between Golden Acre/Ferry Road and Newhaven harbour. There are ample local amenities including schools, pre-school facilities and large supermarkets. Off-road walkways/cycle tracks intersect the area and excellent bus services operate.

Council Tax and EPC

It is in Council Tax band C and has a C-rated Energy Performance Certificate.

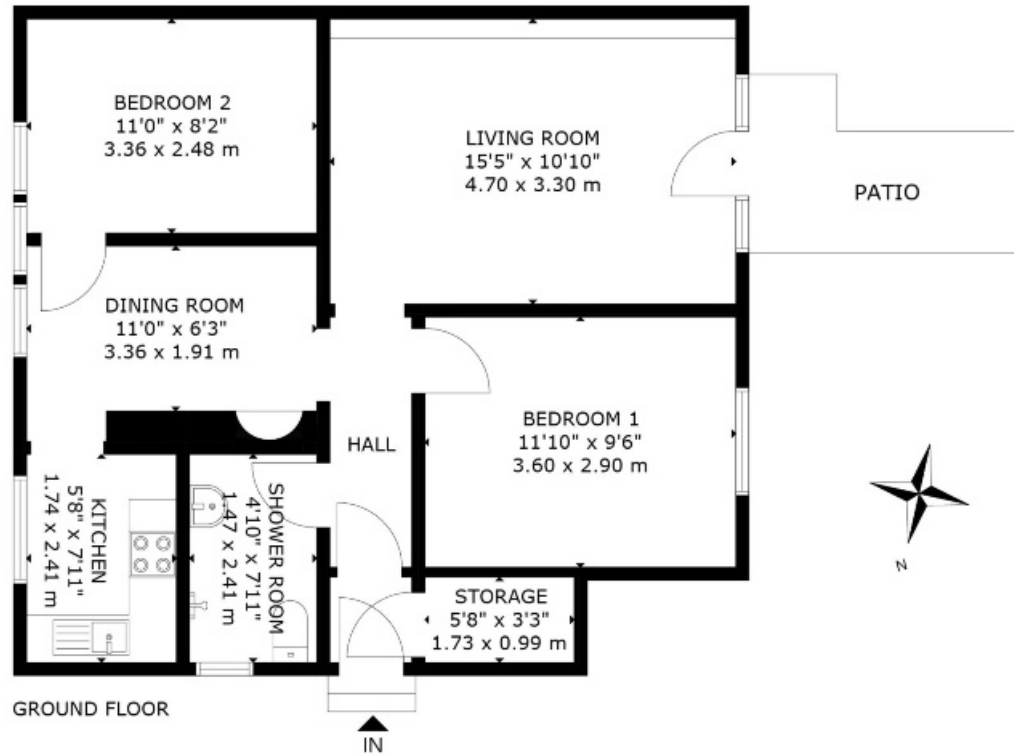
Home Report

The property has been valued at £165,000 and a link to the Home Report is available from the ESPC web site.

Viewing

By appointment with the Agent telephone 0131 229 3399 (or 0759 58 20611 out with office hours).





GROUND FLOOR

37 CREWE PL, EDINBURGH EH5 2LR

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 636 SQ FT / 59 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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