



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**213/4 Telford Road**

Crewe, Edinburgh, EH4 2PR



# Welcome to

213/4 Telford Road, Crewe

Part of an established development, this two-bedroom first-floor flat has a delightful setting in the heart of Crewe. It is near the Western General Hospital and Craigleith Retail Park, with excellent transport links practically on the doorstep for swift connections into the city centre. The home features bright and spacious rooms, as well as a private balcony with far-reaching views to Edinburgh Castle. It also has access to communal gardens and zoned permit parking. Whilst the interiors require cosmetic upgrading, this home remains an excellent prospect for buyers, allowing scope to add value to the property as you style the accommodation to your own liking.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, an undercounter fridge, and a washing machine to be included in the sale. Please note, the property will be sold as seen with no warranties or guarantees provided as to the working order of the systems and appliances.

Factor: the block is managed by Manor Estates Factors for an approximate fee of £225/pa. This fee covers the cleaning, lighting, and maintenance for communal areas, including the gardens and the block buildings insurance.

## Features

- A bright and spacious first-floor flat
- In the popular Crewe area of Edinburgh
- Near amenities, schools and transport links
- Entrance hall with built-in storage
- Southeast-facing living room with storage
- Southeast-facing private balcony
- Fitted kitchen with additional storage
- Two bright and airy double bedrooms
- Shower room with a three-piece suite
- Communal gardens to the rear
- Controlled priority parking area B10
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B



A southeast-facing first-floor flat with two bedrooms and a private balcony with Edinburgh Castle views



Let us help you find your next  
**dream property!**



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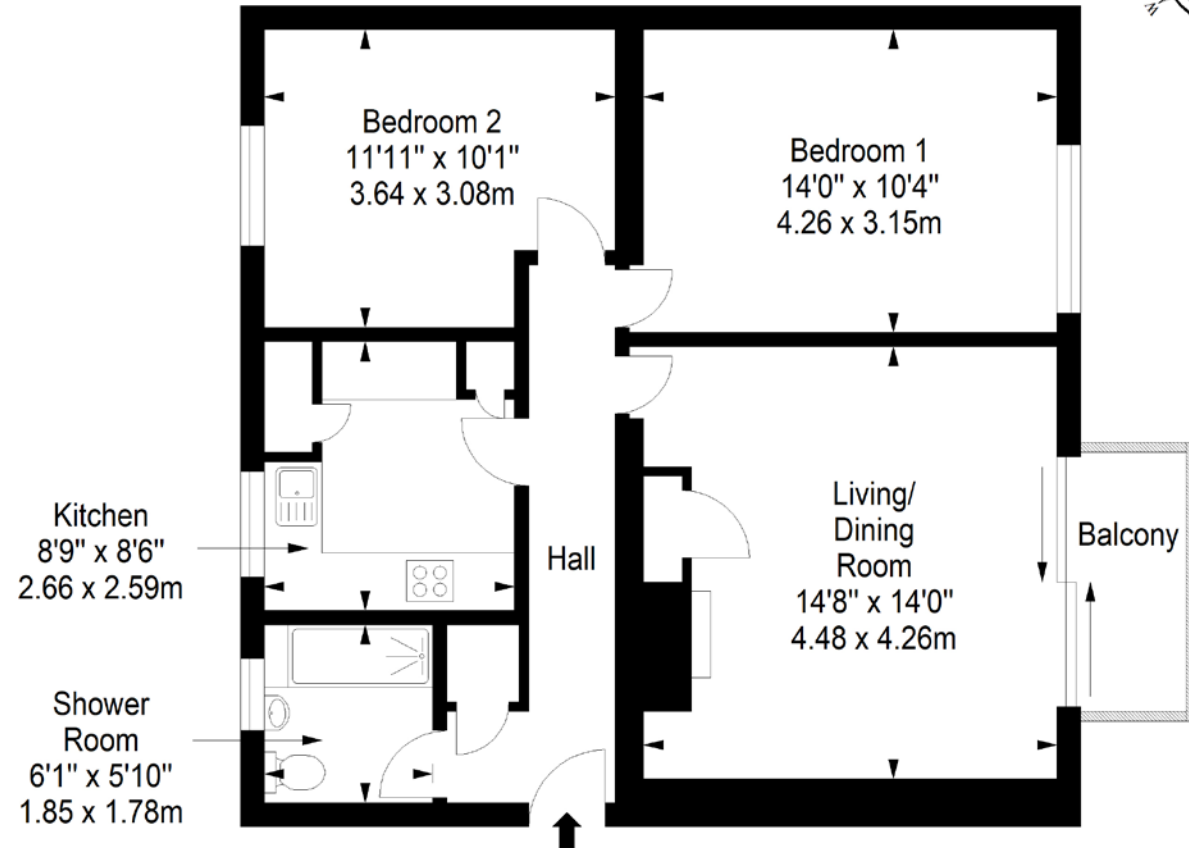
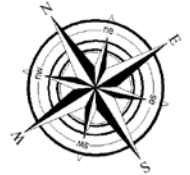
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

**CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**First Floor**  
Approx. 65.3 sq. metres (702.9 sq. feet)



**Total area: approx. 65.3 sq. metres (702.9 sq. feet)**