



RALPH SAYER
SOLICITORS & ESTATE AGENTS

61/3 Telford Drive

Crewe, Edinburgh, EH4 2NN

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Welcome to a bright and spacious first-floor flat which forms part of an established residential development in the Edinburgh suburb of Crewe. This two-bedroom home also enjoys attractive interior design throughout and modern finishings too, including a premium kitchen and shower room. It has the benefit of a private balcony as well, which affords a far-reaching view of Arthur's Seat. Given its location and quality, this lovely home will be very popular amongst commuting professionals, couples, first-time buyers, and young families alike.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, and a washing machine to be included in the sale.

Factors: The property is factored by Manor Estates with an approximate fee of £225/pa. This fee covers the cleaning, lighting and maintenance for communal areas, including the communal garden maintenance and block buildings insurance.

Property Summary

- A well-presented first-floor flat
- Situated in the heart of popular Crewe
- Welcoming hall with built-in storage
- Living/dining room with modern fireplace
- Private balcony that is sheltered
- Immaculate ultra-modern kitchen
- Two double bedrooms (one with built-in wardrobe)
- Contemporary three-piece shower room
- Shared rear garden and drying area
- Private cellar at the ground level
- Controlled priority parking area (B10)
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - A







A well-presented first-floor flat situated in the heart of popular Crewe with two double bedrooms







Attractive interior design
and modern finishings and
an ultra-modern kitchen
and contemporary
shower room





Let us help you find your next
dream property!



RALPH SAYER
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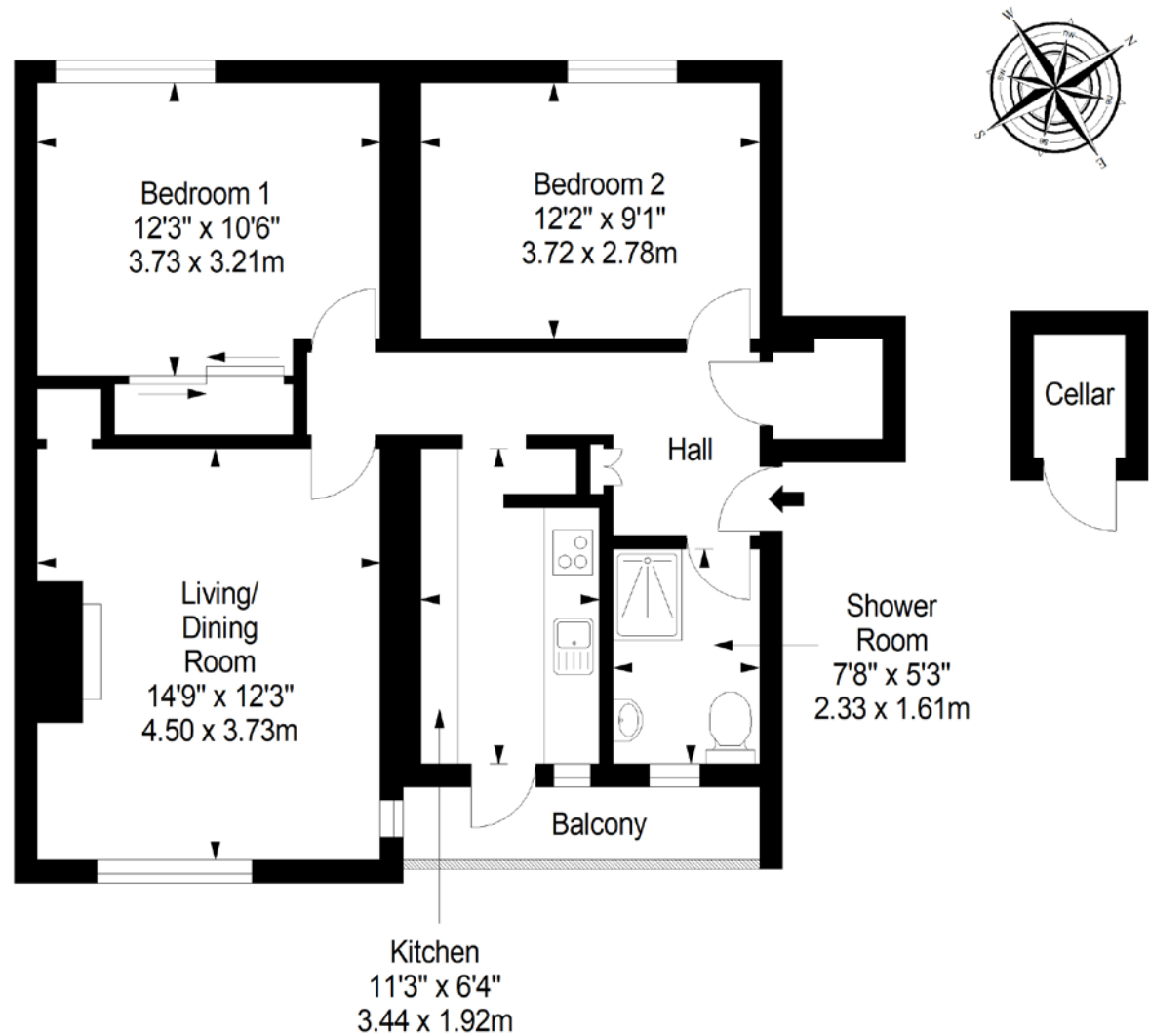
Birch House
10 Bankhead Crosssway South
Edinburgh, EH11 4EP

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. 64.3 sq. metres (692.1 sq. feet)



Total area: approx. 64.3 sq. metres (692.1 sq. feet)