

OFFERS OVER £200,000

102/4 Crewe Road North  
Edinburgh, EH5 2NE

drummondmiller  
Solicitors & Estate Agents





- Spacious second floor flat in popular location
- Separate kitchen and living room
- 2 good sized double bedrooms and family bathroom
- Double glazing and gas central heating
- Entry system and factor
- Communal grounds, bike store and private parking
- Close to amenities and well served public transport links
- EPC B

### Description

This bright and spacious second floor flat which benefits from a lift, situated in an attractive and popular modern development which is sure to appeal to first time buyers and investors alike. This property benefits from an allocated parking space within the secure car park. In brief the accommodation comprises; hall with two large storage cupboards, extremely bright sitting room/dining room with doors to a Juliet balcony, fully fitted breakfasting kitchen with integrated appliances, two double bedrooms both with built in wardrobes and bathroom with white suite.





### Central heating and Double Glazing

Gas central heating is complemented by double glazing.

### Grounds and Parking

The flat benefits from communal grounds and private underground parking for residents.

### Managing Agent

James Gibb, 23 Alva Street, Edinburgh, EH2 4PS. Float fee £370 per property. Fees approximately £130 per month, payable quarterly.

### Location

The apartment is ideally located just off Ferry Road with excellent amenities enviably close by and within easy reach. These include shops (there is a major supermarket just a few minutes away), state and private education options (the catchment state schools are both within walking distance), fitness, leisure, and sports facilities, transport links connecting across the city and further afield, and open spaces, including parks.

### Extras

The sale price includes all fitted carpets, blinds, curtains and white goods (no warranty provided)

### Home Report

The property has been valued by surveyors at £210,000 and a link to the Home Report is available direct from the ESPC web site.

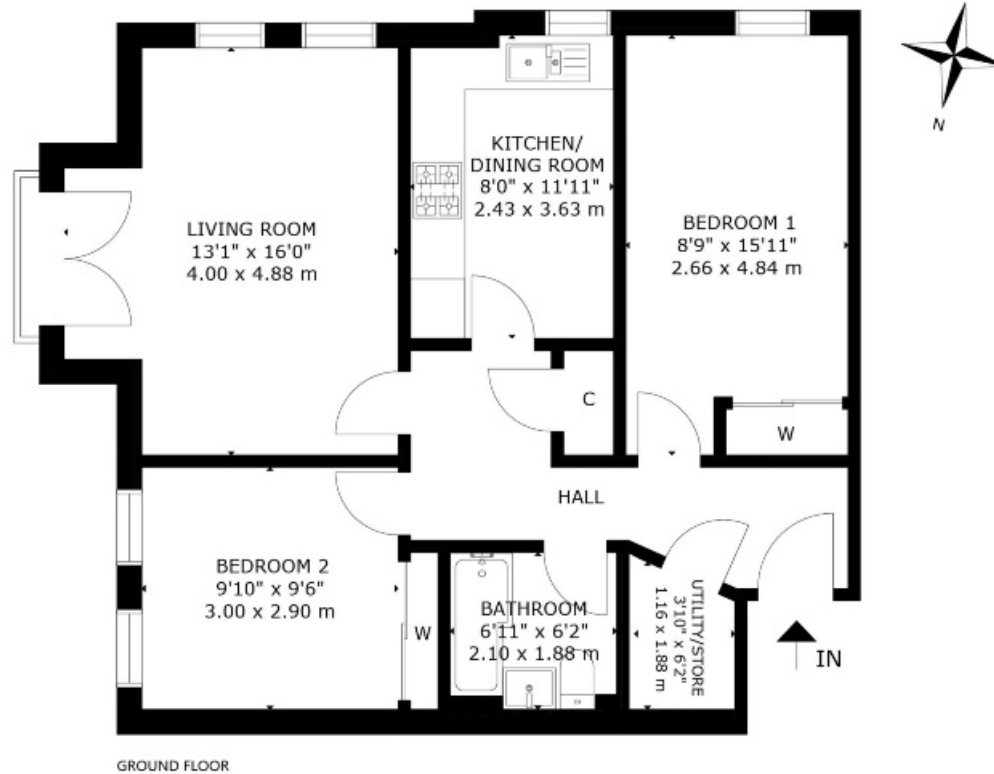
### Council Tax & EPC

The property lies in a council tax band E and has a B rated EPC

### Viewing

Telephone Agents 0131 229 3399





102/4 CREWE RD N, EDINBURGH EH5 2NE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 731 SQ FT / 68 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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