



## 73 Crewe Place, Crewe, Edinburgh, EH5 2LL

Light & Immaculately Presented, Two-Bedroom, Upper Villa with Garden Plot & Driveway

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# Property Description

Light and immaculately presented, two-bedroom, traditional upper villa with private garden plot and driveway. Located in the popular Crewe area, lying to the north of Edinburgh city centre.

Comprises an entrance hall and stairway, living/dining room, kitchen, two double bedrooms, and a bathroom.

Ready-to-move-in, highlights include a fitted kitchen, a modern bathroom, extensive contemporary flooring, and superb storage including bedroom wardrobes and a loft space. In addition, there is gas central heating, double glazing, an electric slow car charger and a security system (GSM alarm).

Externally, the property benefits from a multi-vehicle driveway to the front; and a private lawn plot to the rear, with a metal storage shed and a shared drying green.

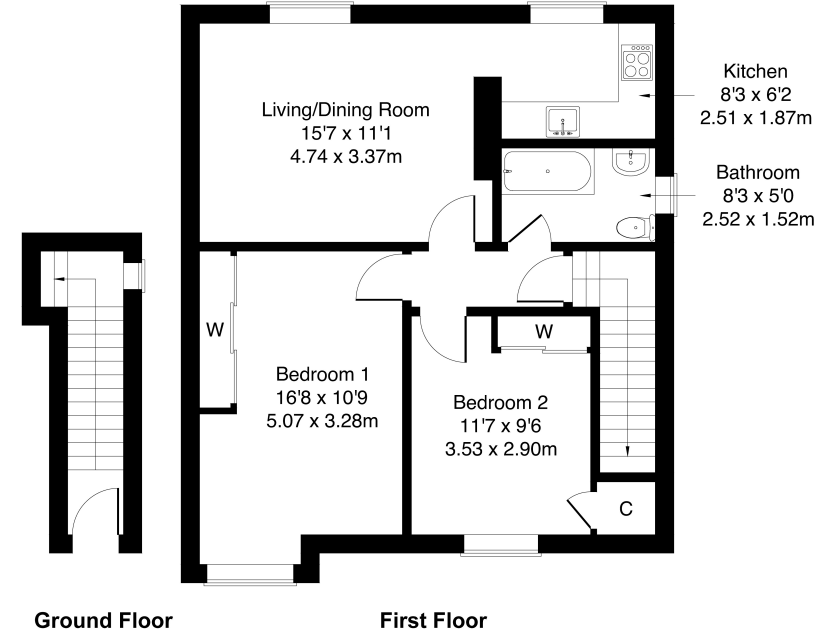
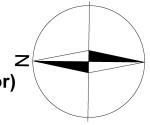
A welcoming tiled entrance affords access to the stairs leading to the upper hall, providing further access throughout the majority of the property. Set to the front, a spacious living/dining room features a central light fitting, a wall-mount TV point, and wood effect flooring. Set off the lounge, semi-open, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround, a sink with a drainer, and an integrated oven and gas hob.

Set to the rear, bedroom one offers a generous room for freestanding furnishing and features a large built-in wardrobe with a mirrored door, wood effect flooring, and a wall-mount TV point; whilst a further well-sized double bedroom also features a built-in wardrobe with mirrored sliding doors. Completing the accommodation, a stylish bathroom is fitted with a modern three-piece suite including a shower over the bath, panelled and tiled splash walls, and a ladder-style radiator.



**73 Crewe Place, Edinburgh EH5 2LL**

Approximate Gross Internal Area: (657 sq ft - 61 sq m.) (Excluding Ground Floor)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Crewe is a popular residential location, offering excellent education, shopping, and transport links, along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets, with a Morrisons, Sainsbury's and Waitrose in close proximity. Nearby, Ocean Terminal includes a multi-screen cinema and a wide range of restaurants; whilst numerous specialist shops, cafes, bars and restaurants can be easily reached at nearby Comely Bank and Stockbridge. Outdoor public

leisure includes cycle paths along the Water of Leith, picturesque walks in the Royal Botanic Gardens and Inverleith Park, along with indoor leisure facilities at Westwoods Health Club and Ainslie Park Leisure Centre. There is a selection of local state and private schools close by, including Edinburgh Academy and the iconic Fettes College. Ferry Road is also a key route across the north of the city and for connections to the city bypass and A90.





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