



Estate Agents and Solicitors

107 Crewe Road West, Edinburgh, EH5 2PD

Light & Tastefully Presented, Two-Bedroom, Dual Aspect, Upper Villa with Gardens

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Light and tastefully presented, two-bedroom, dual aspect, traditional upper villa with private gardens. Located in the popular Crewe area, lying to the north of Edinburgh city centre.

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

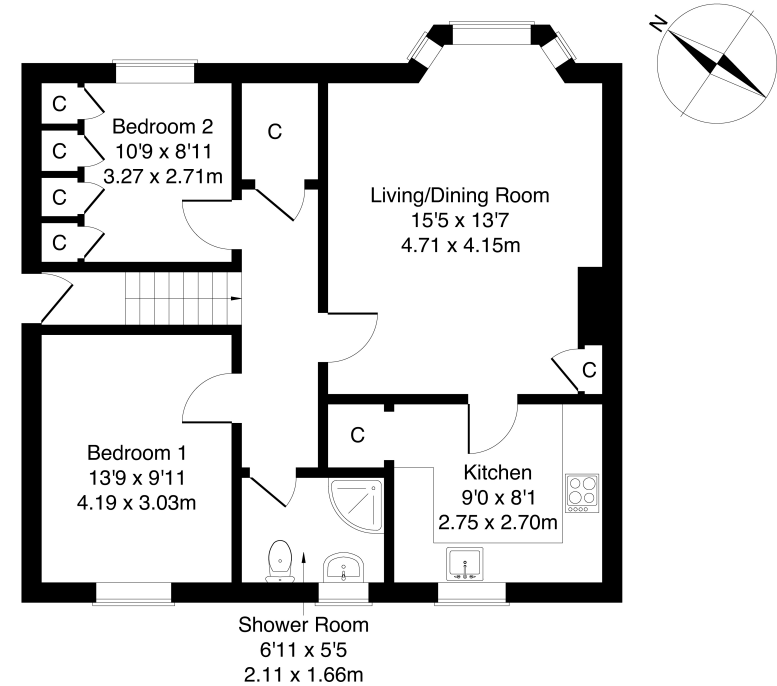
Highlights include a modern bathroom, a fitted kitchen with appliances, spotlighting and contemporary flooring. In addition, there is gas central heating, double glazing, a good-sized loft space, and light tasteful decor throughout.

Externally, the property benefits from low-maintenance garden areas to the front and side; whilst to the rear is a generous enclosed plot with a lawn and a stored shed.

A welcoming entrance affords access to the carpeted stairs leading to the upper hall, providing access throughout the property, including a convenient storage cupboard. A spacious living room is tastefully finished with a picture rail, a dado rail and featuring wood panelling, a central light fitting, wood effect flooring, a bay window allowing plentiful natural light, a built-in cupboard, and a feature fireplace. Set off the lounge, to the rear, the kitchen has a built-in open cupboard, whilst, fitted wall and base units include stone effect worktops, a sink with a drainer, an integrated oven and hob, and a freestanding washing machine.

Set to the rear, bedroom one offers a generous room for freestanding furnishing, finished with light decor and wood effect flooring; whilst a second well-sized bedroom is set to the front, similarly well-finished with light decor and wood effect flooring, and offers superb built-in storage. Completing the accommodation, a stylish shower room has a modern suite including a corner cubicle with tiled splash walls, a ladder-style radiator, and tiled flooring.

mov⁸ REAL ESTATE 107 Crewe Road West, Edinburgh EH5 2PD
Estate Agents and Solicitors Approximate Gross Internal Area: (699 sq ft - 65 sq m.)



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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

