



Estate Agents and Solicitors

58 Crewe Crescent, Edinburgh, EH5 2JP

Light and Well-Presented, Southerly Facing Two-Bedroom, Traditional Upper-Villa

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] find your happy Zoopla

Property Description

Light and well-presented, southerly facing two-bedroom, traditional upper-villa, with gardens. Located in the popular Crewe area, north of Edinburgh city centre.

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

With light neutral decor, a fitted kitchen with real wood-worktops, electric heating and double glazing. Set back from the street, with leafy garden views to the rear, and a loft space offering a potential conversion.

Externally, the private plot begins at the front gate, featuring a lawn continuing to the rear; at the rear is a further plot and a store shed together with a shared green.

The entrance hallway welcomes you with carpeted stairs that lead up to the main accommodation. The bright and inviting living/dining room provides a generous open space perfect for both relaxing and entertaining. It features soft carpeted flooring, a central light fitting, and a large window that fills the room with natural light, creating a warm and comfortable atmosphere. A built-in storage cupboard offers additional practicality, and the electric heater ensures year-round comfort. Accessed from the living/dining area, the fitted kitchen is designed with functionality in mind, featuring wood-effect flooring, coordinating worktops, and a tiled splashback surround. It comes complete with a washing machine, microwave, and a cooker with a gas hob, as well as a sink with a drainer.

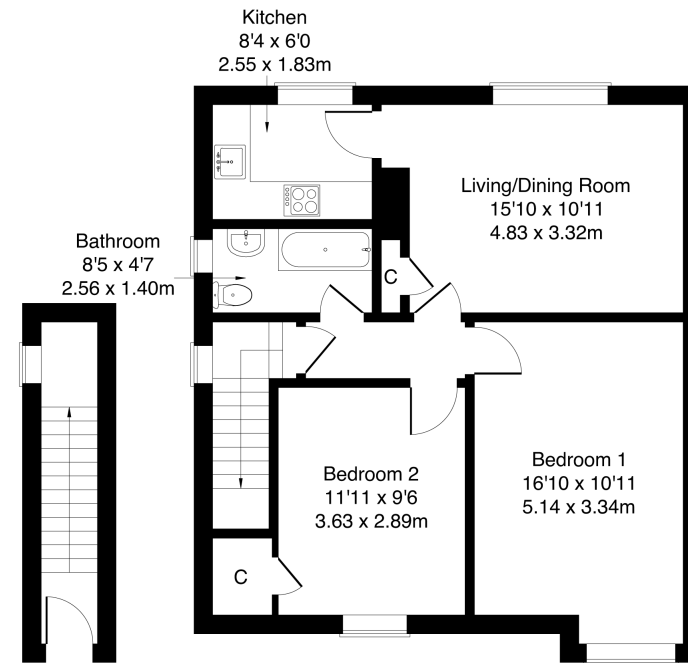
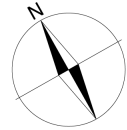
The spacious main bedroom provides a peaceful retreat, finished with carpeted flooring, elegant cornice detailing, and a central light fitting. There is ample space for bedroom furniture, making it an ideal relaxing haven. The second bedroom is also carpeted and benefits from a built-in storage cupboard, offering versatility as a guest room, home office, or dressing room. Completing the property, the modern three-piece bathroom features stylish wood-effect flooring, a combination of stone-effect and tiled splashback surrounds, and a contemporary ladder-style radiator, adding both warmth and sophistication.

The Living Room and Bedroom One are virtually staged with our compliments.



58 Crewe Crescent, Edinburgh EH5 2JP

Approximate Gross Internal Area: (721 sq ft - 67 sq m.)



Ground Floor

First 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 area offering excellent education, shopping, and transport links alongside some of Edinburgh's finest open spaces. The area is well-served by supermarkets, including Morrisons, Sainsbury's, and Waitrose nearby. Ocean Terminal features a multi-screen cinema and a wide range of restaurants, while specialist shops, cafes, bars, and eateries can be found in nearby Comely Bank and Stockbridge. Outdoor

opportunities include cycle paths along the Water of Leith, scenic walks in the Royal Botanic Gardens and Inverleith Park, and indoor facilities at Westwoods Health Club and Ainslie Park Leisure Centre. The area has a variety of local, state and private schools, including Edinburgh Academy and the renowned Fettes College. Ferry Road serves as an important route across the northern city, connecting to the city bypass and the 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



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.