



1/5 Telford Drive, Edinburgh, EH4 2NQ

Beautifully Presented, Three-Bedroom, Dual-Aspect, Second-Floor Flat with Balcony

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Property Description

Beautifully presented and freshly updated, this generous three-bedroom, second-floor flat offers dual-aspect living with a private balcony. Situated in the well-established residential area of Crewe, northwest of Edinburgh city centre, this home is ideal for family living with excellent transport links and local amenities.

The well-designed layout comprises an entrance hallway, a bright living/dining room, a fitted kitchen, three versatile bedrooms, and a stylish, newly fitted family bathroom.

A fantastic opportunity to own a bright, modern home in a well-connected location, the property has been freshly decorated with light, neutral tones, complemented by new flooring. Additional highlights include gas central heating, double glazing; and superb storage, including an external store and a fully insulated and partially floored loft mirroring the floorplan.

Furthermore, there are communal gardens to the rear and ample parking options in the surrounding area.

The welcoming entrance hall, adorned with stylish modern flooring, provides access to all rooms and includes two built-in storage cupboards.

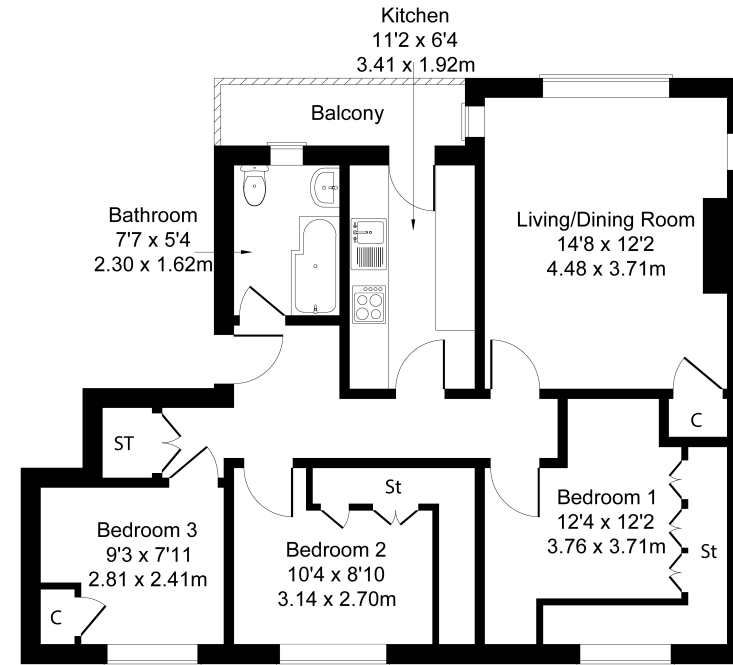
A spacious lounge is set to the front, and benefits from triple-aspect natural light, a feature fireplace, and a built-in storage cupboard. Also to the front, with access to a private balcony, the kitchen features tiled flooring, wood effect units, stone effect worktops, a matching splashback surround, a composite sink with a drainer, and a new integrated oven and hob.

All three bedrooms enjoy open views to the rear, with bedrooms one and two featuring extensive fitted wardrobes and additional storage. Completing the accommodation, a newly installed family bathroom boasts a contemporary three-piece suite, including a mains shower over the bath, tiled splash walls, and a front-facing window for natural light.



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Approximate Gross Internal Area: (743 sq ft - 69 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 residential area, known for its excellent amenities, strong transport links, and access to some of Edinburgh's most beautiful open spaces. Residents benefit from a variety of supermarkets nearby, including Morrisons, Sainsbury's, and Waitrose. For shopping, dining, and entertainment, Ocean Terminal offers a multi-screen cinema and an array of restaurants, while the vibrant areas of Comely Bank and Stockbridge provide an eclectic mix of independent shops, cafés, bars, and eateries. Outdoor enthusiasts can enjoy scenic walks along the Water of Leith, the stunning

landscapes of the Royal Botanic Garden, and the green expanses of Inverleith Park. Indoor fitness and leisure facilities are available at Westwoods Health Club and Ainslie Park Leisure Centre. Families are well-served by a range of state and private schools, including the prestigious Edinburgh Academy and Fettes College. Additionally, Ferry Road offers a key transport link across the north of the city, with easy access to the city bypass and A90.





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