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110/3, Crewe Road North, Edinburgh, EH5 2NE

Light and Tastefully Presented, Two-Bedroom, First-Floor, Dual-Aspect Flat

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Property Description

Light and tastefully presented, two-bedroom, first-floor, dual-aspect flat, with an allocated parking space. Located in a modern, maintained development in Edinburgh's popular Crewe area, north-west of the city centre.

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

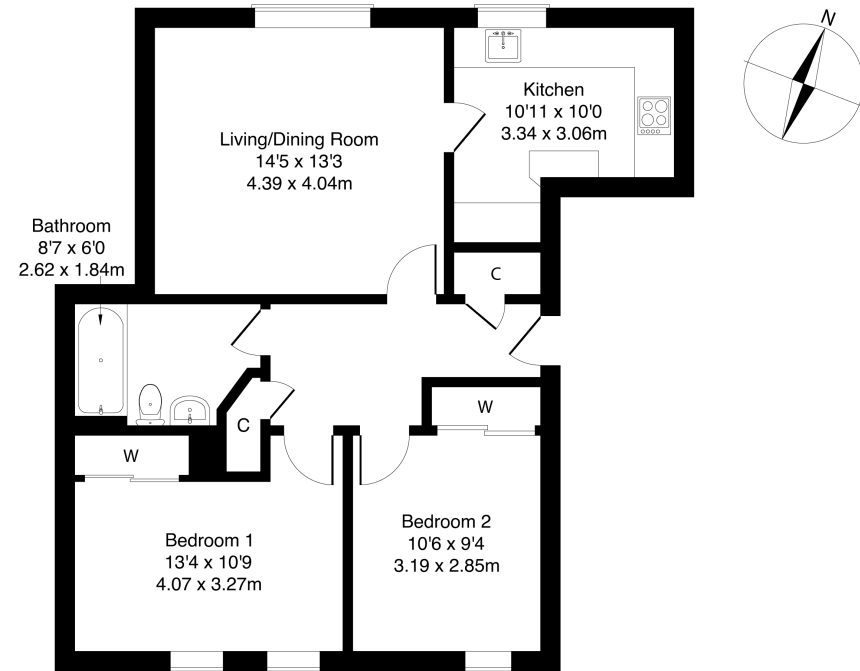
Features include a fitted kitchen and bathroom suite, contemporary flooring throughout, triple glazing and gas central heating. In addition, there is good storage, including wardrobes for both bedrooms, and leafy, non-overlooked views to the rear.

The development also provides a secure entry system, lift service, and well-maintained communal garden grounds.

This attractive apartment opens into a generous central reception hall, complete with two built-in store cupboards, the secure entry system headset, and ample space for free-standing furniture. The sizeable public room provides an inviting setting for both lounge and dining arrangements. Large windows allow natural light to fill the space, while the modern flooring and combination of a central light fitting and wall-mounted uplighters create a warm and comfortable atmosphere. The room easily accommodates a full suite of lounge furniture as well as a dining table, making it ideal for everyday living and entertaining. Set just off the lounge is a bright, well-appointed kitchen offering excellent fitted storage, wood-effect worktops, and a practical breakfast bar. It also includes a sink with a drainer and appliances such as a fridge freezer, a washer dryer, oven, and gas hob.

To the rear, enjoying a southerly aspect, are two peaceful bedrooms. Both rooms feature built-in mirrored wardrobes, coving, and wood-effect flooring. Each bedroom provides generous space for additional furnishings, with the main bedroom comfortably fitting a larger bed and offering a relaxing, restful ambience. The second bedroom is equally versatile, suitable for guests, a home office, or additional family accommodation. Internally positioned, the stylish bathroom is fitted with a three-piece suite, storage cabinets, tiled splashback, and a shower head over the bath, completing this well-presented home.

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Approximate Gross Internal Area: (710 sq ft - 66 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 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.





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