



# Property Description

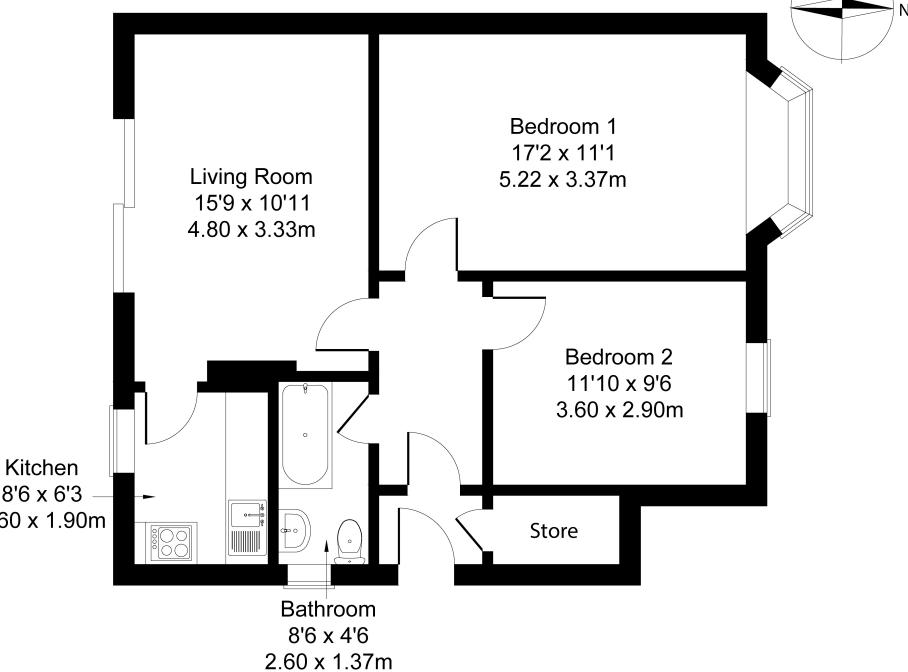
Light and well-presented, two-bedroom, traditional, lower villa with a private driveway and a garden. Located in the popular Crewe area, lying to the north of Edinburgh city centre.

Comprises a vestibule, hall, living room, kitchen, two double bedrooms and a bathroom. Highlights include gas central heating, double glazing, a fitted kitchen, a modern bathroom and contemporary flooring.

Externally, there is a driveway to the front, an enclosed south-facing garden, with a lawn and shed, and a shared drying green.

The entrance offers space for outerwear and gives access to a deep, built-in store cupboard, whilst the carpeted hall then gives access to all rooms except the kitchen. South facing to the rear, a good-sized lounge includes modern wood-effect flooring, a press cupboard, a wall-mount TV point, a gas fireplace and a patio door to the garden. Set off the lounge, the kitchen has a south-facing window and modern fitted units, including stone-effect worktops, a sink with a drainer, a tiled surround and a cooker with a gas hob. Front facing is a spacious first bedroom, which has a bay window with a built-in store cupboard, a wall-mount TV point and carpeted flooring. Bedroom two is also front facing, and includes wood-effect flooring, a central light fitting and ample space for freestanding storage.

**mov<sup>8</sup> 61 Crewe Crescent, Edinburgh EH5 2JR**  
REAL ESTATE  
Estate Agents and Solicitors  
Approximate Gross Internal Area: (700 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 further boasts a multi-screen cinema, a wide range of restaurants, and a Marks & Spencer Simply Food. Outdoor public leisure includes cycle paths along the Water

of Leith, the Royal Botanic Gardens, and Inverleith Park, along with indoor leisure facilities at the Ainslie Leisure centre, Westwoods Health Club. 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 M90.





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