

RALPH SAYER
SOLICITORS & ESTATE AGENTS

57/5 Telford Drive

Crewe, Edinburgh, EH4 2NN

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Set on the top floor in Crewe, this bright three-bedroom flat combines a generous living/dining room, a private balcony and a substantial floored attic with excellent storage. Presented in good order, it offers a practical layout and a well-connected Edinburgh setting close to everyday amenities and straightforward links across the city.

Accessed via a communal stairwell, the flat opens into a long central hall with built-in storage and a ladder rising to the expansive floored attic. The living/dining room is a particularly appealing reception space, centred around a fireplace and offering plenty of room for seating and everyday dining. Next door, the fitted kitchen provides good worktop and cupboard space and opens directly to the balcony. There are three bedrooms, including a spacious principal room with fitted storage, alongside a further double and a versatile single bedroom. The accommodation is completed by a bathroom, while communal garden grounds and on-street parking.

Extras: All fitted floor and window coverings including the curtains, light fittings, appliances and white goods are included in the sale.
Factors: Manor estates Approx. £223 per annum

Features

- Modern top-floor three-bedroom flat in Crewe
- Shared stairwell
- Hall with storage and ladder access to the floored attic
- Sunny living/dining room centred around a fireplace
- Galley kitchen with ample worktop and cupboard space
- Private southeast-facing balcony
- Principal bedroom with fitted shelving and storage
- Two more spacious bedrooms
- Generous floored attice
- Bathroom with a three-piece suite
- Communal garden grounds
- on-street parking
- Gas central heating and double glazing









Generous living/dining room, private balcony and a substantial floored attic

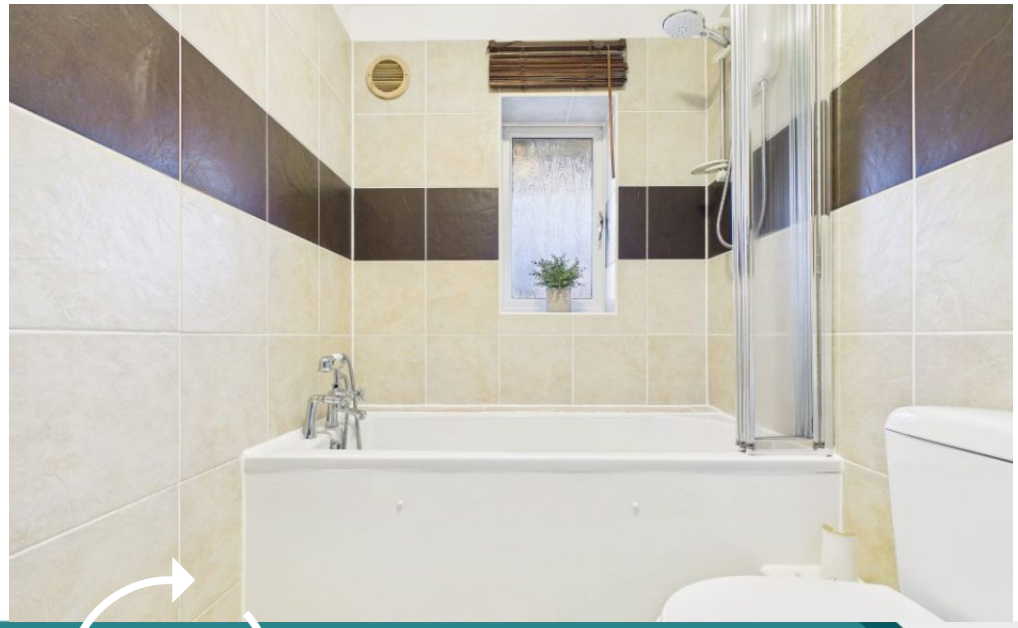














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Crewe

Lying just three miles northwest of Edinburgh city centre and well-connected by excellent transport links, the popular suburb of Crewe benefits from a wealth of local shopping and recreational amenities.

Some of the capital's most treasured green spaces are also in easy reach, including Inverleith Park and the Royal Botanic Garden.

For grocery and everyday shopping, Crewe is served by an excellent selection of major supermarkets in the immediate surrounding area, as well as a post office, a pharmacy and a medical centre.

A great selection of high-street outlets can be found at Craigleith Retail Park and Ocean Terminal, which also boasts a multi-screen cinema, popular family restaurants and a 24-hour gym.

Further local sports facilities are on offer at Ainslie Park Leisure Centre, with a pool, a gym, a sports hall and fitness classes.

Crewe has a superb selection of private and state schooling options, including the prestigious independent Fettes College. With its proximity to the main thoroughfare of Ferry Road, the area provides swift access into the city, as well as the Forth bridges, the City Bypass and the M8/M9 motorway network.

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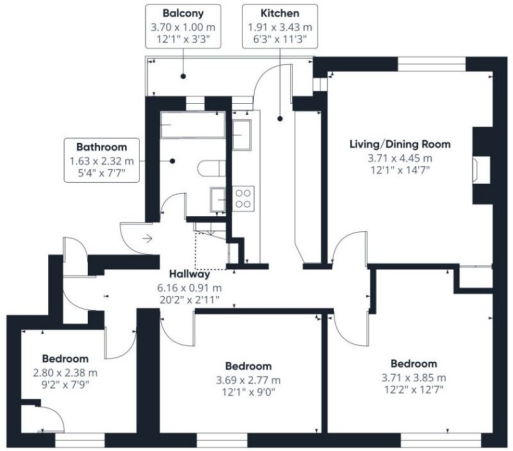
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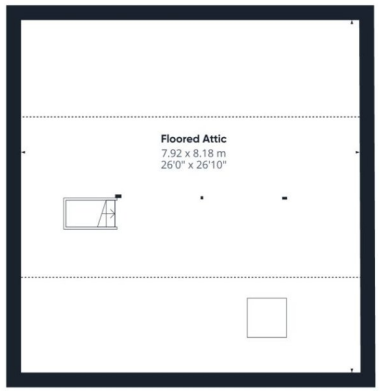
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DISCLAIMER
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Main Floor



FLoor Level 2

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Approximate total area(1)
129.5 m²
1394 ft²

Balconies and terraces
3.7 m²
40 ft²

Reduced headroom
34.7 m²
374 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

Council Tax Band:	EPC Band:	Home Report Value:
B	C	£175,000