



*CENTRALLY LOCATED 2-BEDROOM PROPERTY
PRESENTED TO THE MARKET IN WALK-IN CONDITION*



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McEwan Fraser Legal is delighted to present this superb two-bedroom second-floor flat to the market. Set within a well-established residential development, this beautifully presented apartment offers bright, comfortable living spaces and a highly practical layout, ideal for first-time buyers, downsizers or investors alike.

The property opens into a welcoming hallway, thoughtfully styled with neutral décor and useful storage, creating an immediate sense of warmth and home. The generous living room is a standout feature, filled with natural light from large windows and offering ample space for both relaxing and home working, making it perfectly suited to modern lifestyles.

The Property



The kitchen is well-appointed with a range of fitted units, contrasting worktops and integrated appliances, with direct access to the private balcony.







There are well-proportioned bedrooms, including a particularly attractive principal bedroom with calming tones and plenty of space for freestanding furniture. A further bedroom provides flexibility for guests, a home office, or additional storage.

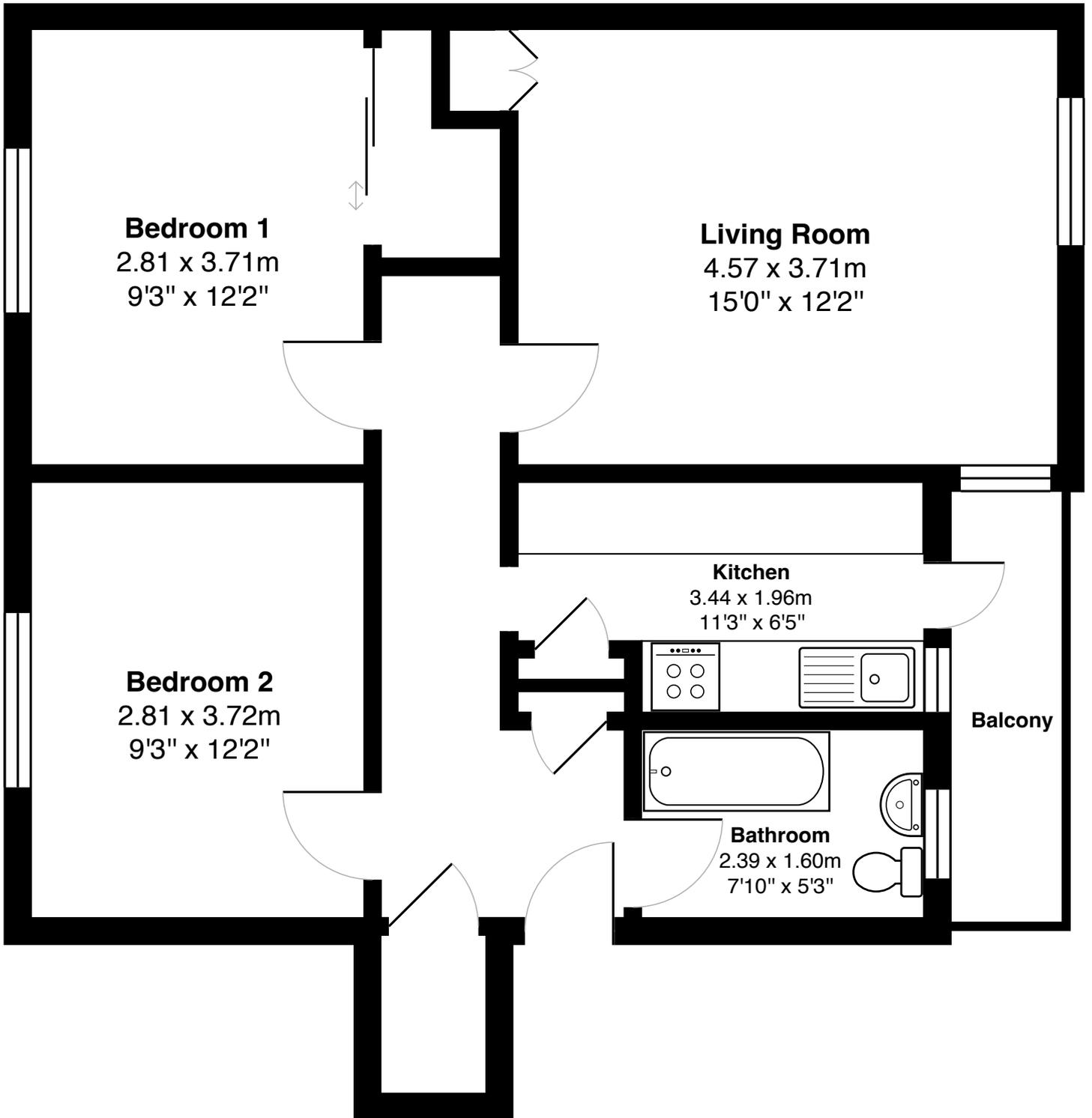




Bedroom 2







Gross internal floor area (m²): 63m²

EPC Rating: C



Externally, the property benefits from communal green space to the rear, offering a pleasant outdoor setting, along with external storage. The building itself sits within a quiet residential street, with on-street permit parking readily available.

Key Features

- Bright and spacious living room with dual-purpose layout
 - Well-equipped fitted kitchen with direct external access to the private balcony
 - Two comfortable bedrooms with flexible use
 - Attractive, neutral décor throughout
 - Ample storage within the property
 - Communal garden grounds and outdoor space
 - Quiet, established residential location
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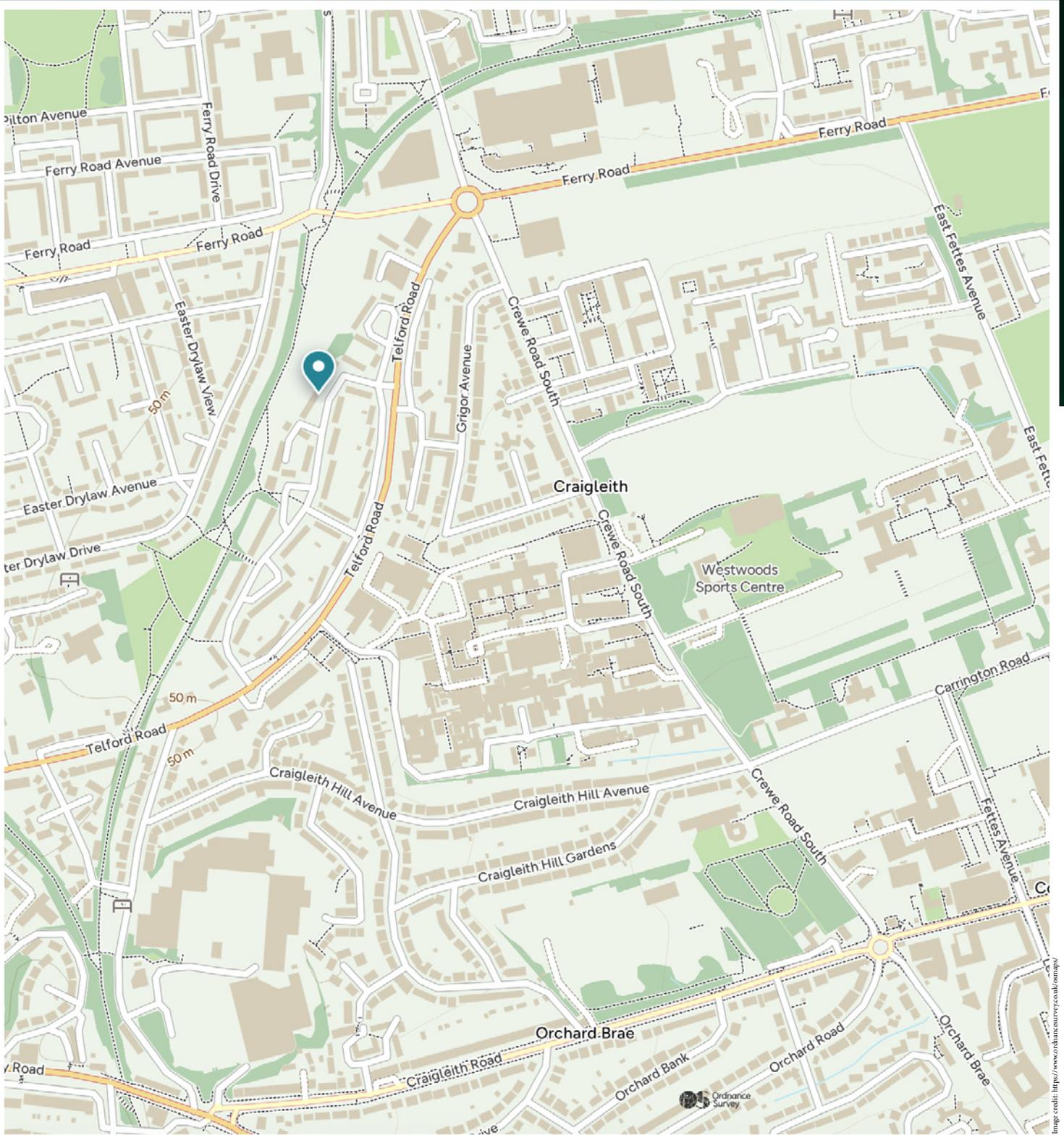




The property is situated in the established Crewe area, which lies to the northwest of the city centre. There are a range of local shops in the area further shopping found at Stockbridge and Craighleith Retail Park. The area is well serviced by nearby regular transport services leading to the city centre and many surrounding areas.

The property is also well placed for access to all major road networks, Edinburgh Airport, the M8 and Forth Road Bridge. Schooling is well represented from nursery to senior level and the property is also conveniently located for Telford College and the Western General Hospital. Recreational amenities include the Ainslie Park Leisure Centre, Inverleith Park and the Botanical Gardens.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
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