



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**142 Crewe Road West**

EDINBURGH, EH5 2PQ





# AREA CREWE

EDINBURGH, EH5 2PQ

The property is located in the Crewe area which lies in a north-western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities. Local shopping for your daily requirements can be found within walking distance but for those whose needs are greater, a wider range of shops can be found at Craighleith Retail Park, Ocean Terminal and the city centre.

There are excellent bus services close to hand which will take you the short ten-minute journey into the city centre. Local state and private schools are within walking distance as are many fine recreational facilities within the area such as Ainslie Park Leisure Centre.







# 142 CREWE ROAD WEST

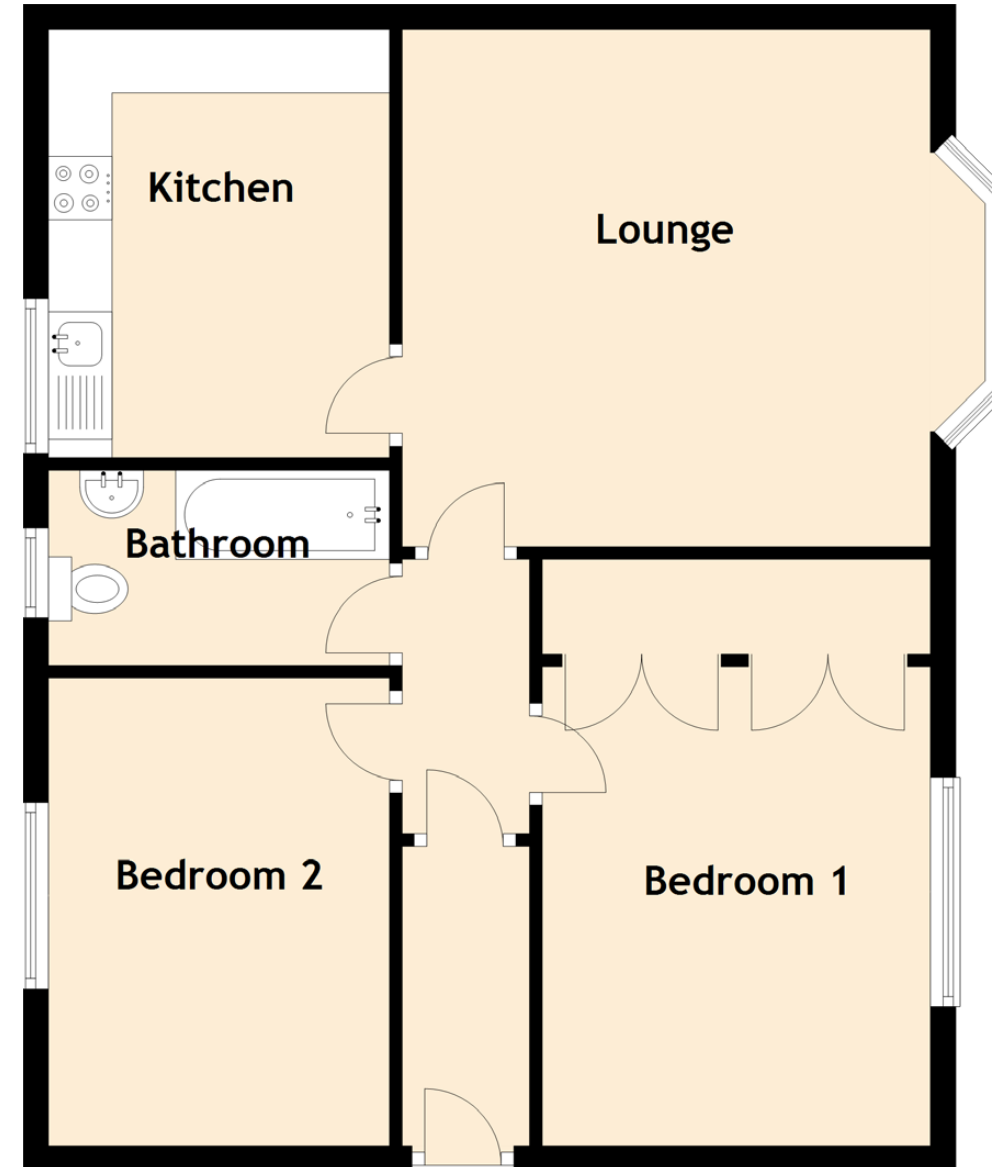
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McEwan Fraser Legal is delighted to present this two-bedroom upper flat in the ever-popular Crewe Road West. The property is in walk-in condition with off-road parking and enclosed gardens. The property is an excellent example of this property type located within a popular area sought after by first time buyers. Inside, the property comprises of:

- Fully equipped kitchen with aubergine high gloss units and contrasting wooden work surface and dining space.
- Spacious living area with bay window and spotlights, fit for an array of furniture configurations.
- Two double bedrooms with a range of storage solutions.
- Newly fitted bathroom with stunning rainfall shower over the bath.
- Plenty of storage space throughout.

Decorated in a neutral palette this property is in walk-in condition and has some beautiful features like the solid wooden internal doors. This is a rare opportunity to acquire such a property in a fantastic location.





# DETAILS & SPECIFICATIONS

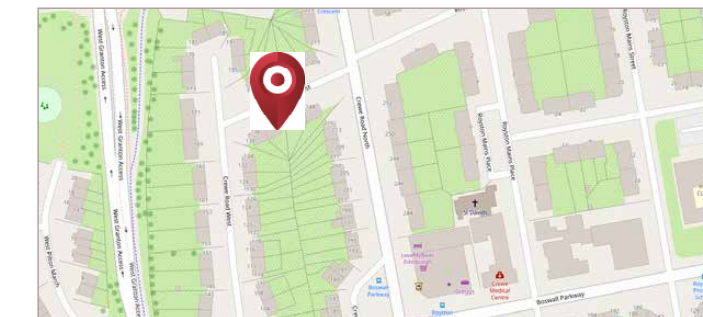
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.15m (13'7") x 4.06m (13'4")
Kitchen	3.36m (11') x 2.68m (8'10")
Bedroom 1	3.76m (12'4") x 3.03m (9'11")
Bedroom 2	3.67m (12') x 2.71m (8'11")
Bathroom	2.68m (8'10") x 1.53m (5')

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup>

EPC Rating: C







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Text and description  
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