




McEwan Fraser Legal

Solicitors & Estate Agents

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48 Crewe Terrace

PILTON, EDINBURGH, EH5 2LJ



Edinburgh

EH5 2LJ

The property is located in the Crewe/Pilton area of Edinburgh, which lies in a north-western district of the city and 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.



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An excellent opportunity has arisen to acquire this spacious four bedroom double upper villa, making for an ideal home or Buy-To-Let opportunity, while being well located within the Crewe area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodations could benefit from modernisation, while briefly consisting of; an entrance vestibule stairs immediately in-front of you, internal hallway, a bright and spacious lounge with a fireplace which could be re connected. Ample sized Kitchen which is dated however functional. There are two spacious double bedrooms, and a three-piece, partially tiled bathroom which is a good size although could benefit from modernisation.

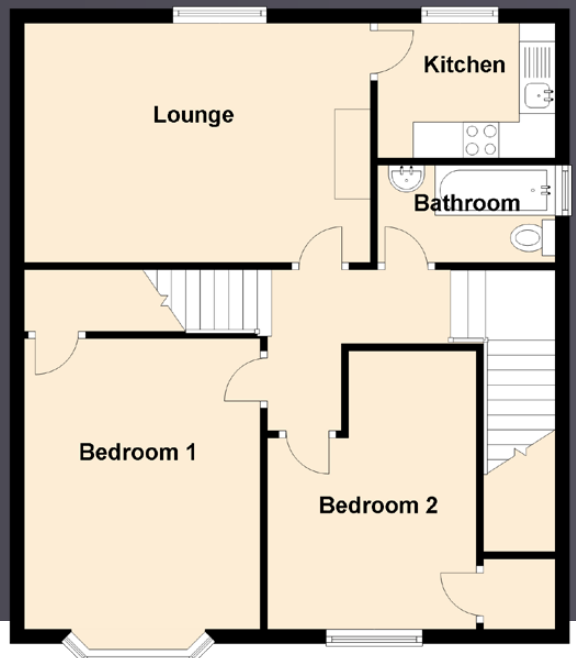
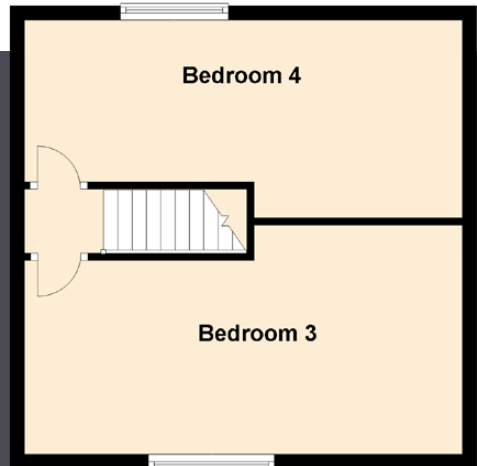
This property also benefits from a further two bedrooms situated in what would have been the original attic space. the property has had two large dormer windows installed and houses two good sized bedrooms which creates both a future proof home and a favourable letting opportunity.

There is a single driveway with gated entry to the front, allowing for secure off-street parking for one or two cars as well as more than adequate on-street parking to accommodate additional cars and visitor parking however, viewing of this property would be highly recommended to understand the opportunity that is in the garden area as the land is significant around this property.





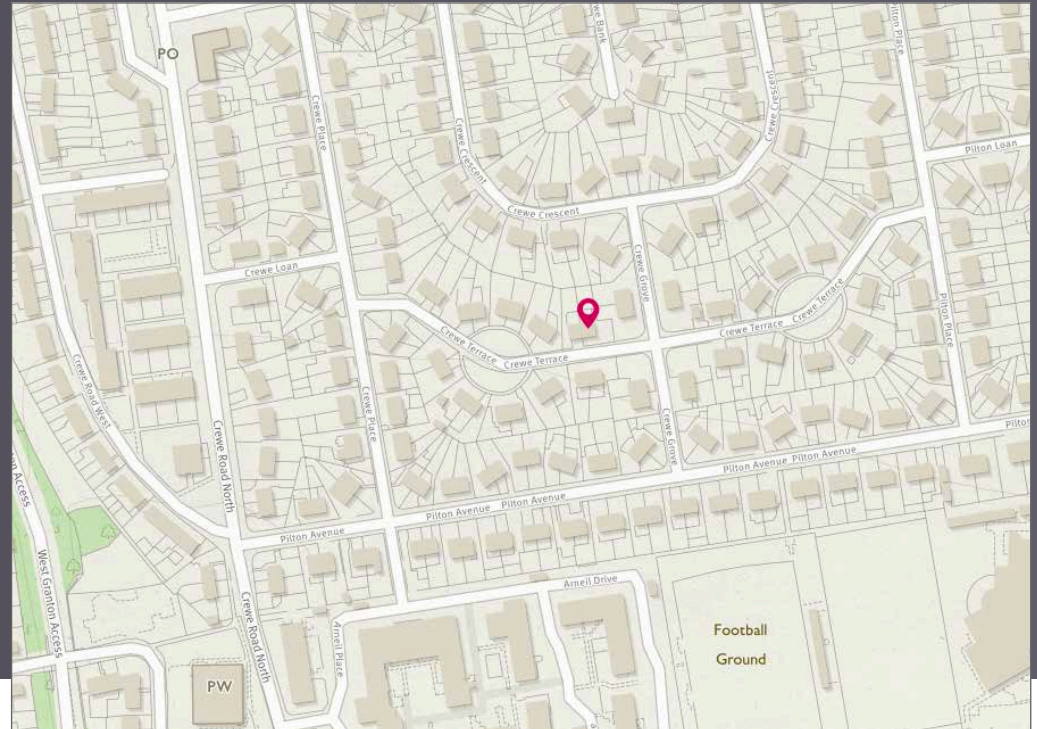
The Details



Approximate Dimensions (Taken from the widest point)

Lounge	4.84m (15'11") x 3.34m (10'11")
Kitchen	2.54m (8'4") x 1.88m (6'2")
Bedroom 1	4.06m (13'4") x 3.30m (10'10")
Bedroom 2	3.55m (11'8") x 2.92m (9'7")
Bedroom 3	6.12m (20'1") x 3.20m (10'6")
Bedroom 4	6.04m (19'10") x 2.76m (9'1")
Bathroom	2.56m (8'5") x 1.30m (4'3")

Gross internal floor area (m²): 93m² | EPC Rating: C





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