

10/4 Telford Drive

CREWE, EDINBURGH, EH4 2NH



STYLISH THREE BED FIRST FLOOR FLAT



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this superb three bedroom first floor flat to the market. The property enjoys excellent proportions throughout and alongside the three double bedrooms there is a large lounge, well-appointed kitchen, bathroom, balcony, double glazing and electric heating for extra warmth and comfort. Overall, the property is presented to the market in excellent internal order and would make an ideal starter home or sound buy-to-let investment.

Internal accommodation is focused on a generous living room that is bright and neutrally finished. The floor space on offer gives plenty of flexibility for different furniture arrangements allowing a purchaser to create their ideal entertaining space. The well-appointed galley kitchen is adjacent to the lounge. Finished to an exacting standard, the kitchen comprises a full range of base and wall mounted units that offer excellent prep and storage space. There is even a breakfast bar. Fridge freezer, electric hob and oven are integrated while space is provided for a free-standing washing machine. All three double bedrooms face the rear of the property. The master bedroom is particularly generous with ample space for a full suite of bedroom furniture alongside integrated wardrobes. The accommodation is completed by a bright and fully tiled bathroom with three piece suite and shower over bath.

This property is in walk-in condition and internal viewing is highly recommended.

10/4 Telford Drive

The Lounge



The Kitchen

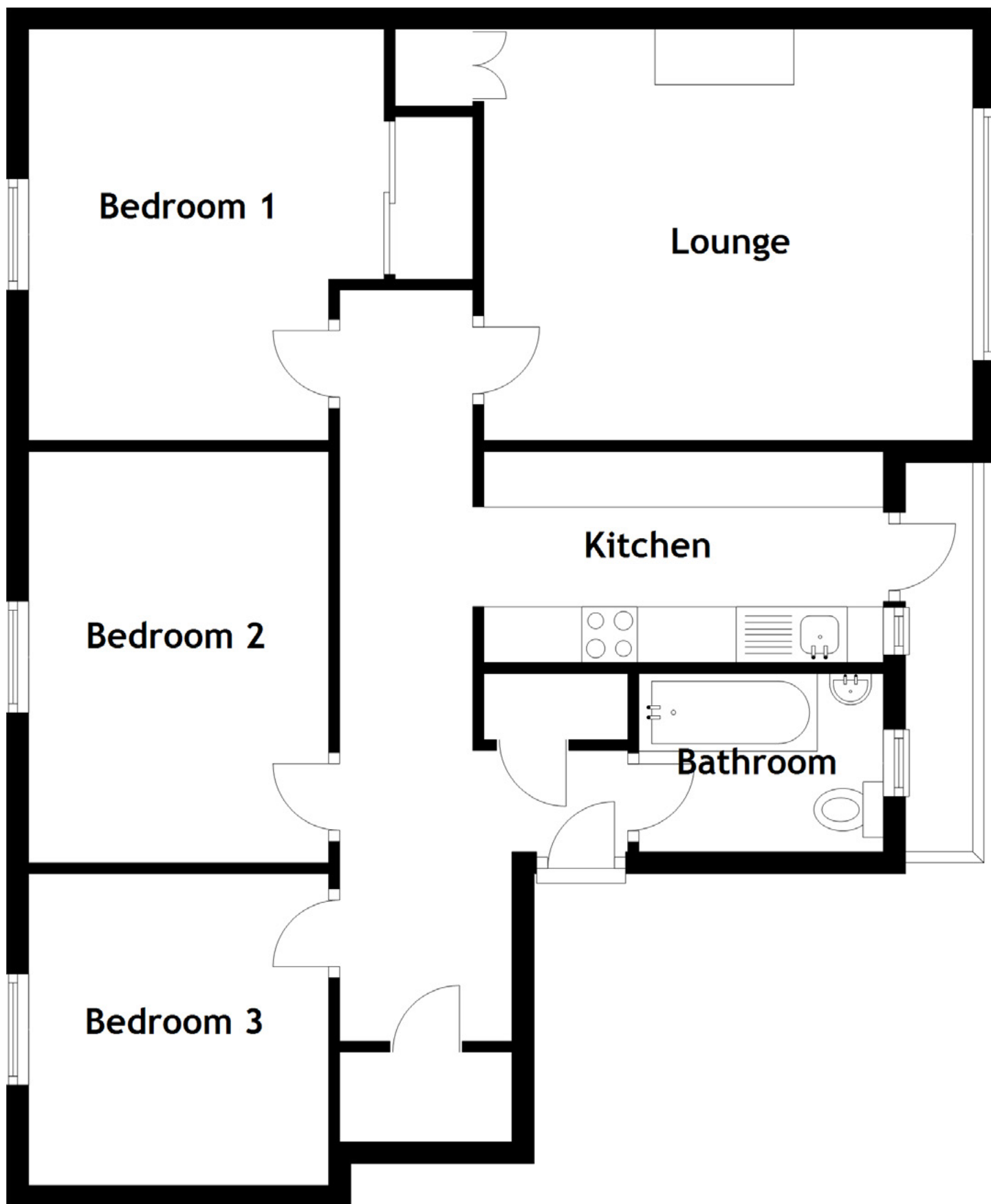






Bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.70m (12'2")
Kitchen	3.60m (11'10") x 1.90m (6'3")
Bedroom 1	3.70m (12'2") x 3.20m (10'6")
Bedroom 2	3.70m (12'2") x 2.70m (8'10")
Bedroom 3	2.80m (9'2") x 2.70m (8'10")

Bathroom	2.20m (7'3") x 1.60m (5'3")
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Gross internal floor area (m²): 71m²
EPC Rating: D



The Garden



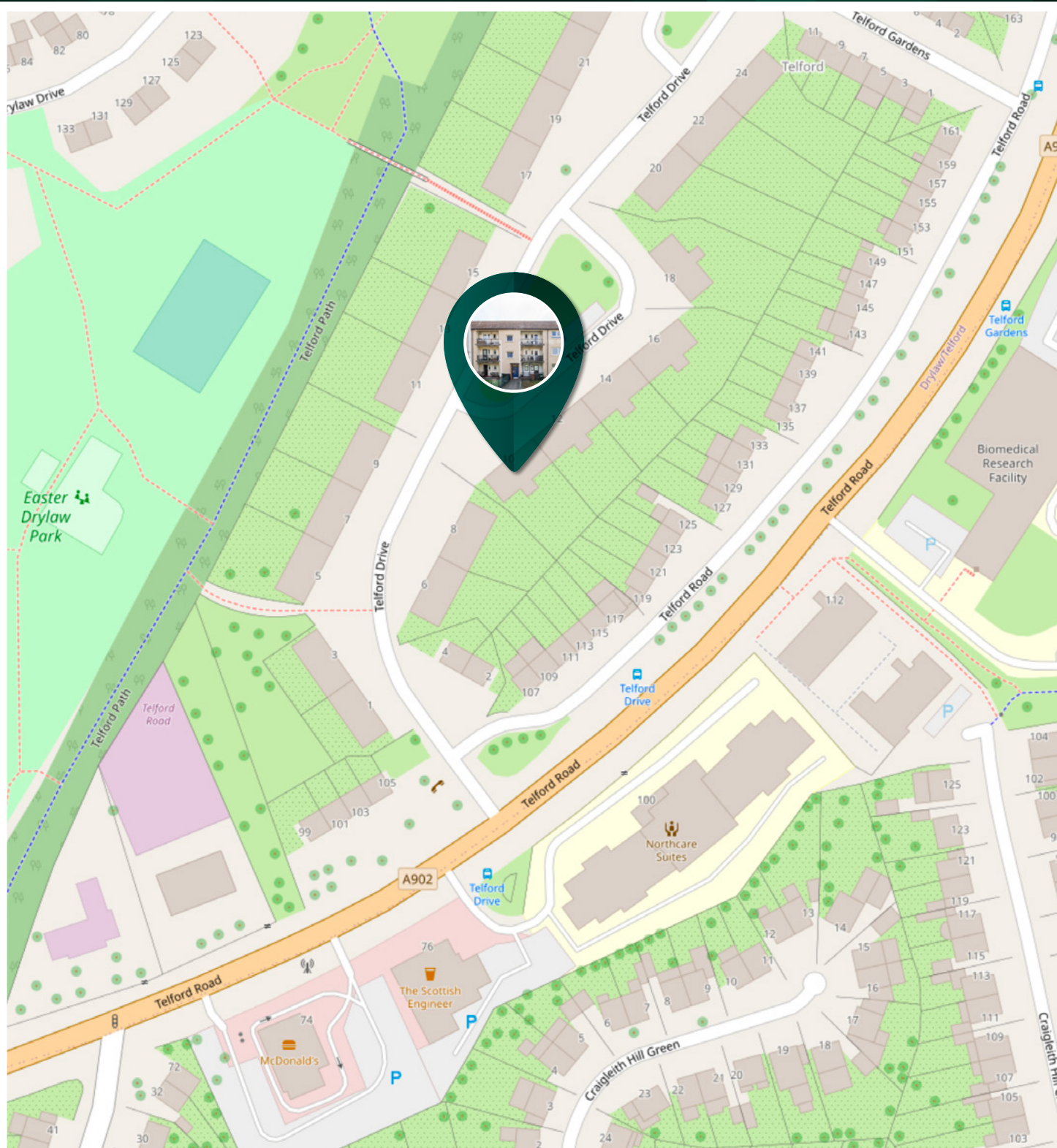


The property is situated in the established Crewe area, which lies to the northwest of the city centre. There are a range of local shops in the area further shopping found at Stockbridge and Craigleith Retail Park. The area is well serviced by nearby regular transport services leading to the city centre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



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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