

# 114/1 Crewe Road North

CREWE TOLL, EDINBURGH, EH5 2NE



*SPACIOUS TWO BEDROOM FIRST  
FLOOR WITH PRIVATE TERRACE*



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McEwan Fraser Legal is delighted to present this bright and spacious two-bedroom flat with a private terrace, nearby Edinburgh City Centre with excellent transport links and local amenities.

Inside, the property comprises of a spacious living area which offers a multitude of configurations and provides direct access to the private rear terrace area which is rather generous.





There is a fully equipped kitchen offering breakfasting space with hob, fan oven and white goods appliances.





There are two spacious bedrooms. The master bedroom is the larger of the two with built-in storage and bedroom two is also a double bedroom.





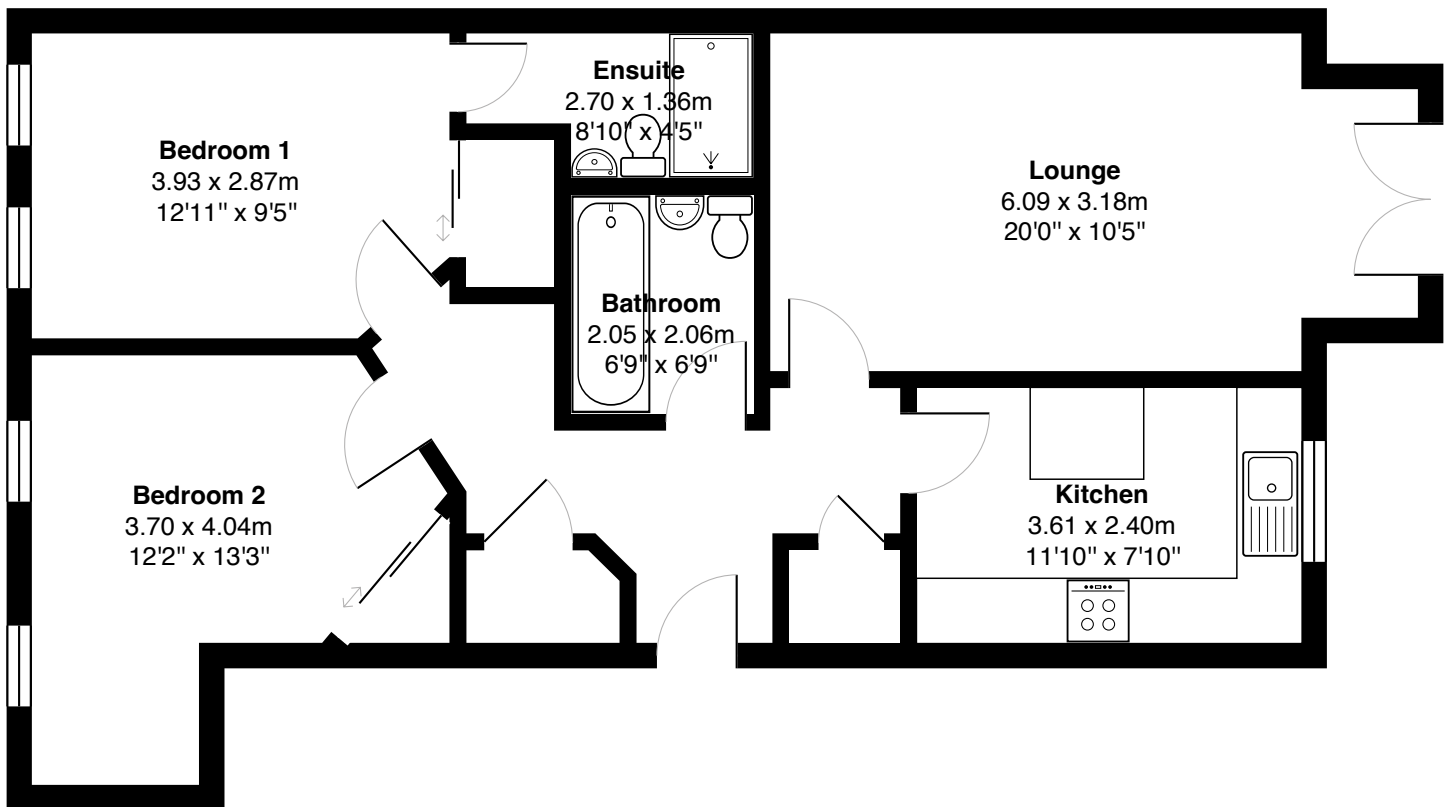
**Bedroom 2**





The flat boasts two bathrooms. The main family bathroom which is fitted with a three-piece suite and the en-suite shower room which is too fitted with a mains shower and three-piece suite.





Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>

EPC Rating: C



In addition to this, the flat has modern double-glazed windows, benefits from a gas combi boiler and also from the secure communal car garage underground.





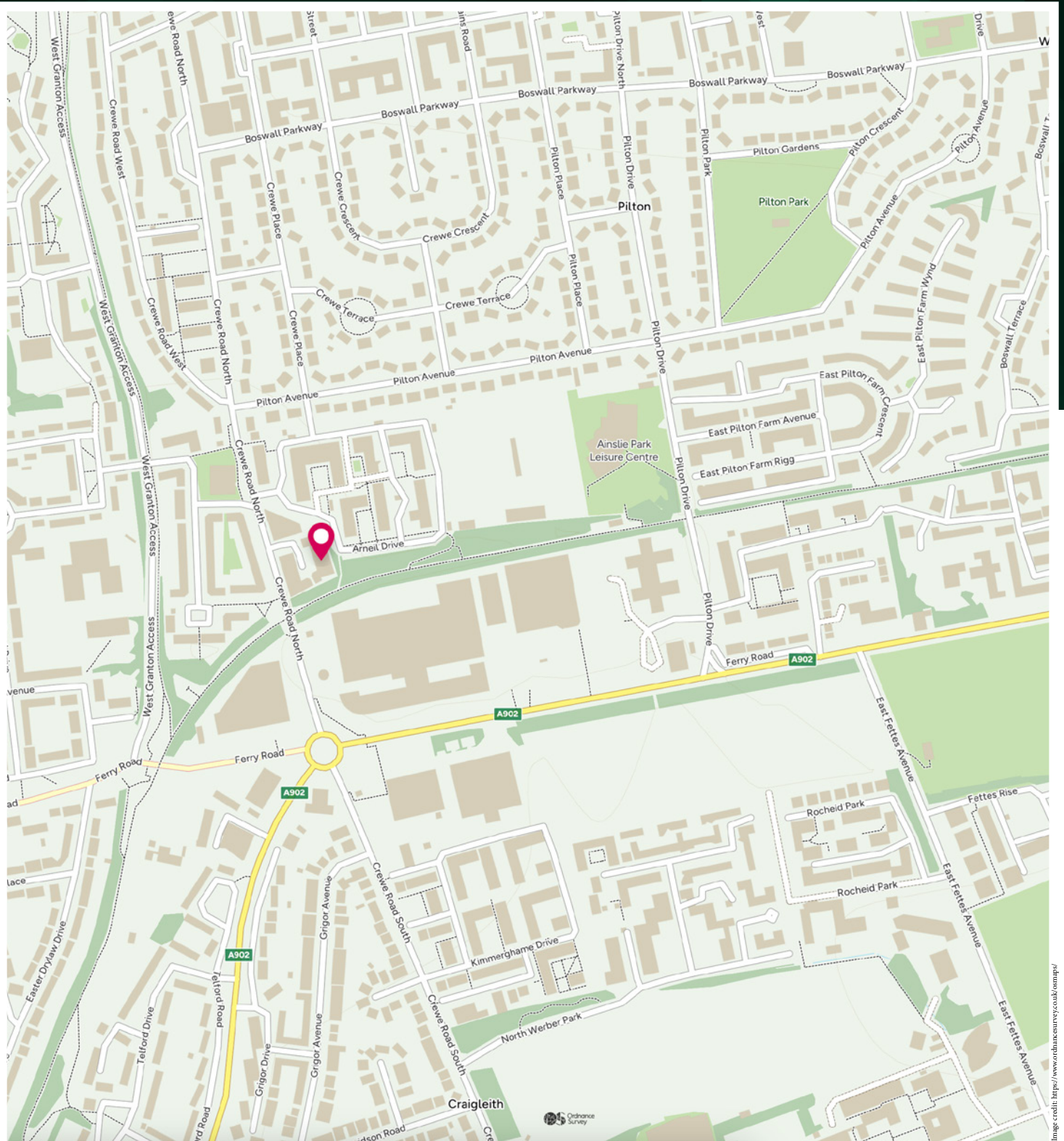


The property is located in the Crewe area which lies in a north western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities. Local shopping for your daily requirements can be found within walking distance but for those whose needs are greater, a wider range of shops can be found at Craigleith Retail Park, Ocean Terminal and the city centre. There are excellent bus services close to hand which will take you the short 10 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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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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