

120A/4 Crewe Road North

CREWE, EDINBURGH, EH5 2NE



*GENEROUSLY PROPORTIONED TWO BEDROOM
MODERN FLAT WITH SECURE PARKING*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this spacious two-bedroom flat situated in the Crewe area of Edinburgh.

Inside, the property comprises a fully equipped kitchen fitted with a gas hob, fan oven, freestanding fridge-freezer, and integrated dishwasher and washing machine. It opens into a spacious living area that offers various possibilities for furniture arrangement.







The property boasts two generous double bedrooms, both featuring integrated wardrobes. The master bedroom benefits from a private en-suite shower room, while a main family bathroom is accessed from the hallway.



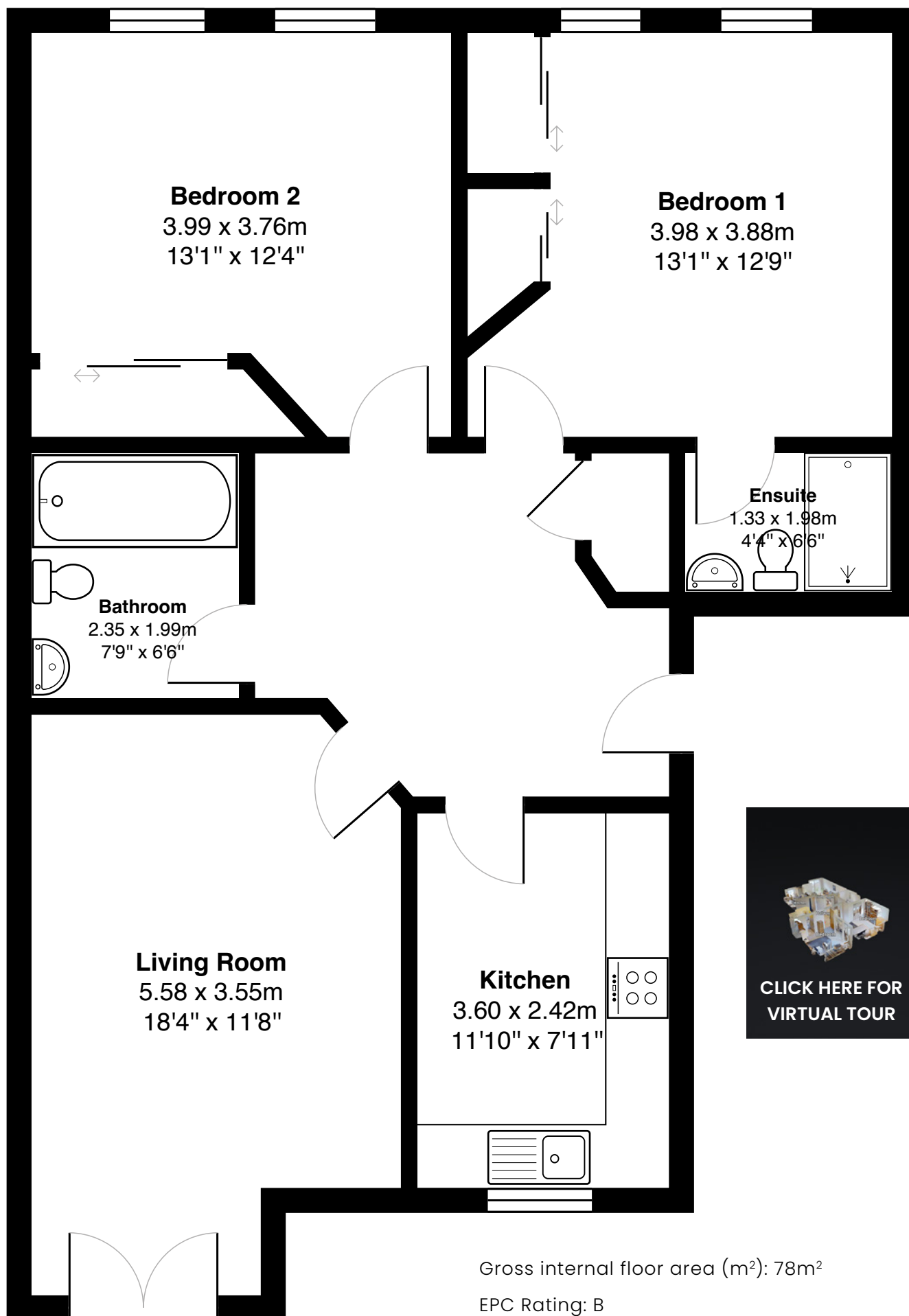




Bedroom 2









Additional features include secure parking, secure bike storage, and free on-street parking. With modern double glazing and a gas combi boiler installed in 2021/2022, this home is both cosy and cost-effective year-round.

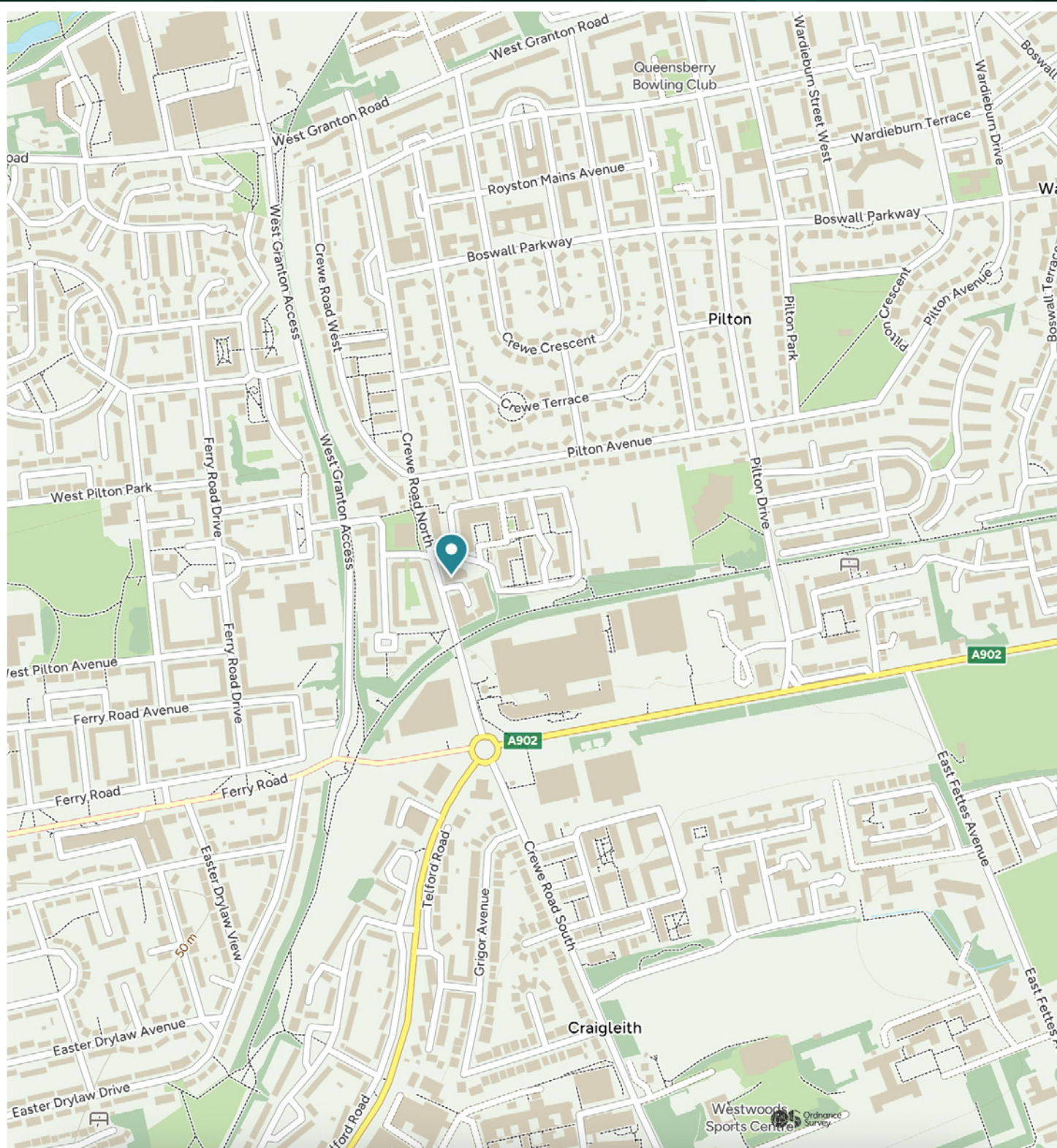




The property is located in the Crewe area which lies in a north western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities. Local shopping for your daily requirements can be found within walking distance but for those whose needs are 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.

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
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.