

1/4 Telford Drive

EDINBURGH, EH4 2NQ



*SUPERB TWO BEDROOM FIRST-FLOOR FLAT
WITH BALCONY*



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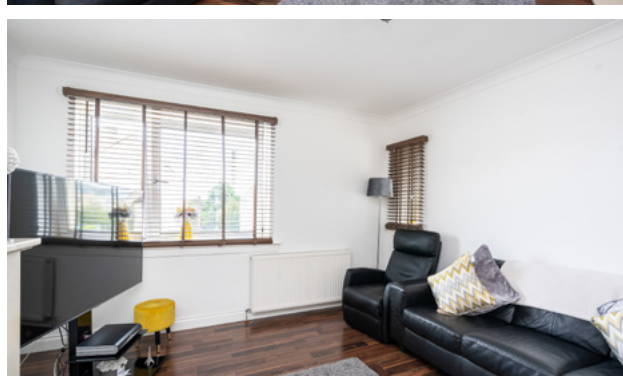
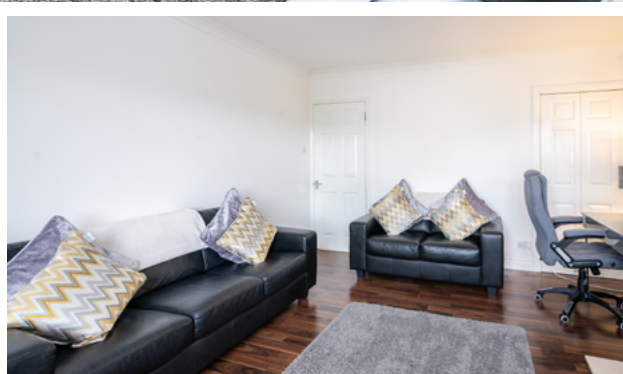
McEwan Fraser Legal is delighted to present this superb two bedroom first floor flat to the market. The property enjoys excellent proportions throughout and alongside the two double bedrooms there is a large lounge, ultra-modern kitchen, stylish shower room, balcony, double glazing and gas central heating 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, neutrally decorated and finished with laminate flooring. A superb fireplace creates a lovely natural focal point. 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. Fridge freezer, electric hob and oven are integrated while space is provided for a free-standing washing machine. Both of the 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 second bedroom is also a well-proportioned double with plenty of space for a full suite of bedroom furniture. The accommodation is completed by a modern shower room which is partially tiled and in immaculate condition.

Externally, there is a communal drying green and private sections of garden for each flat in the building.



the lounge



the kitchen







bedroom 1





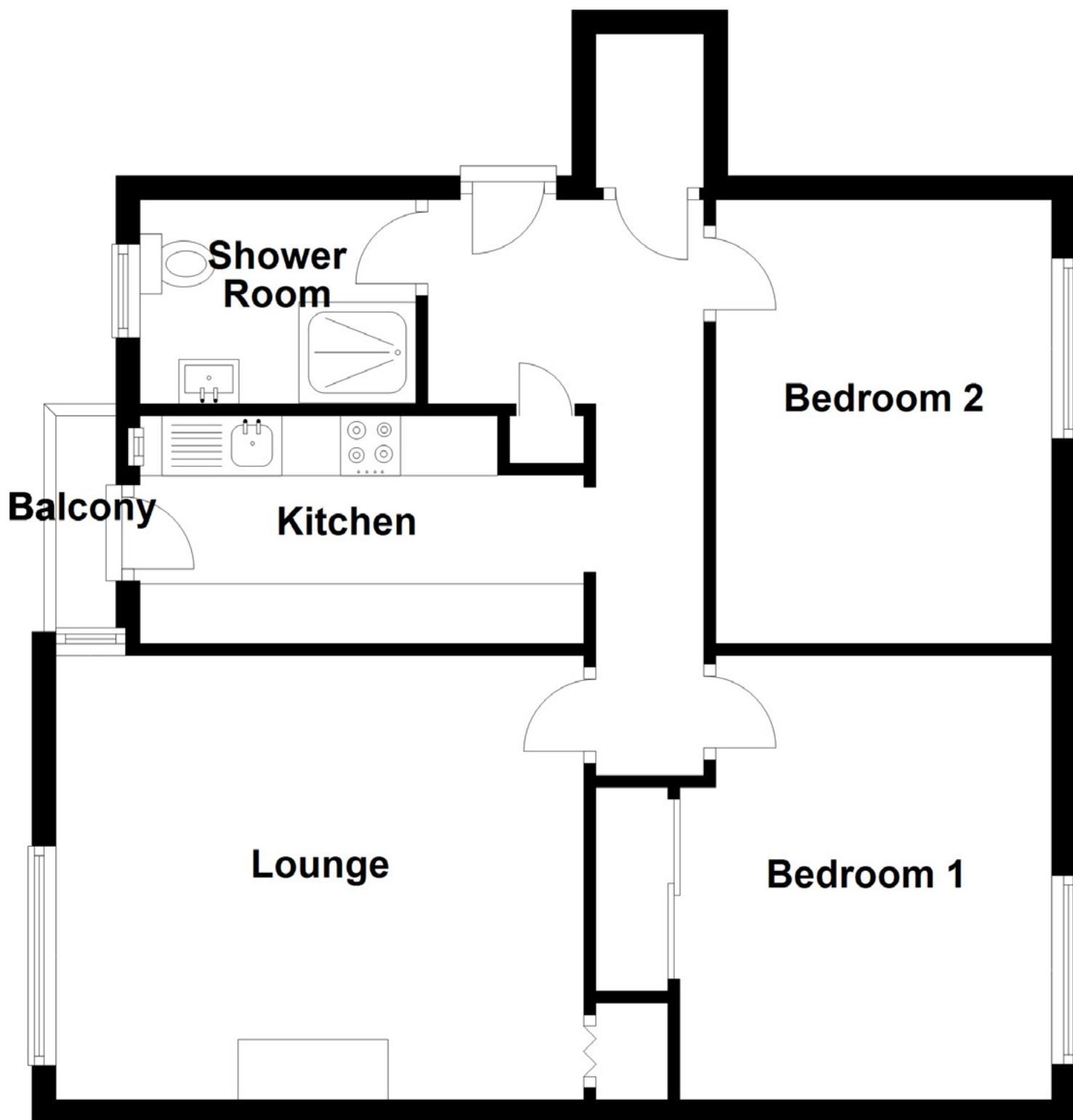
bedroom 2





the exterior





Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 1.90m (6'3")
Bedroom 1	3.70m (12'2") x 3.10m (10'2")
Bedroom 2	3.70m (12'2") x 2.80m (9'2")
Shower Room	2.30m (7'7") x 1.60m (5'3")

Gross internal floor area (m²): 62m²
EPC Rating: C

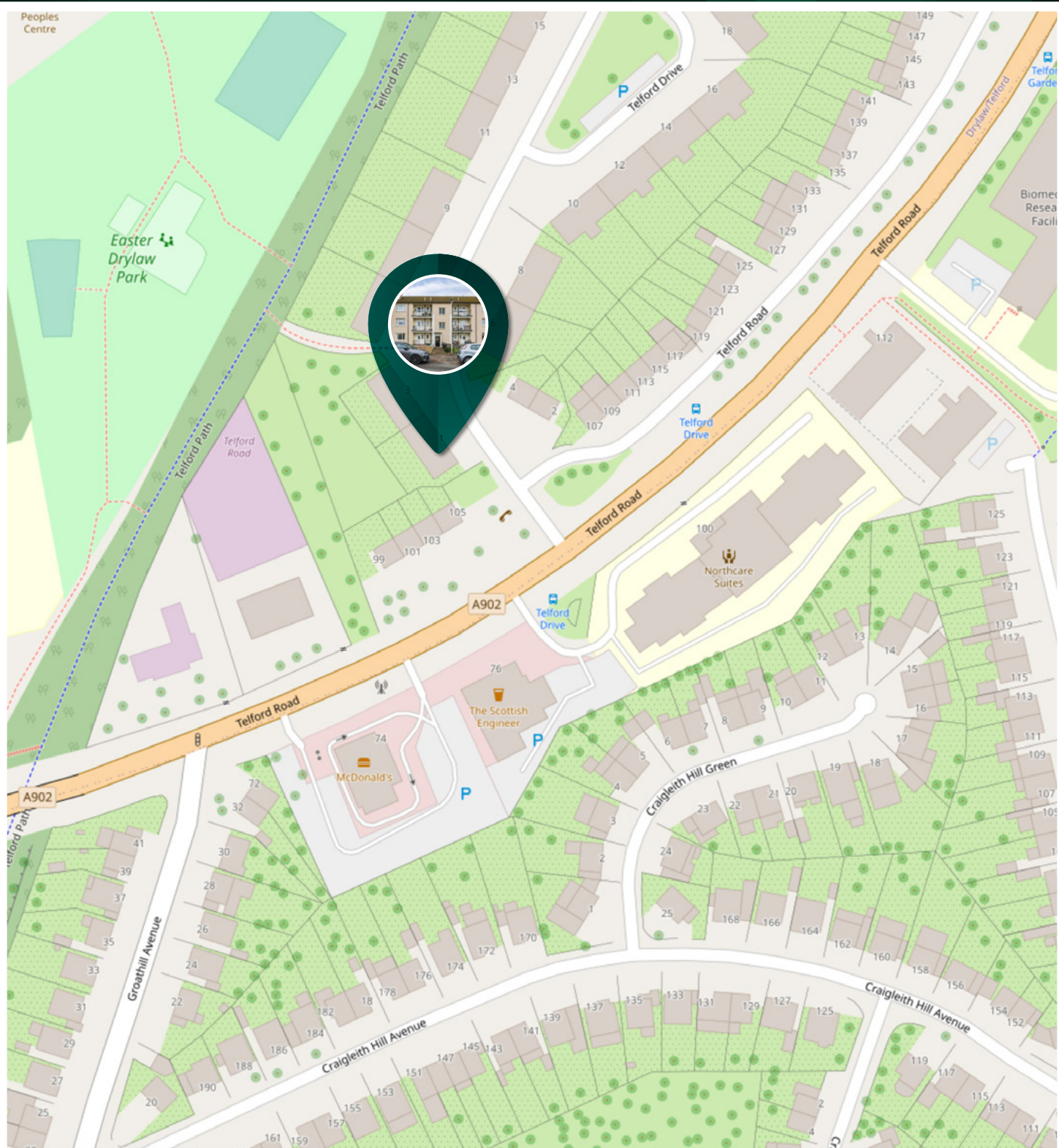
Extras (Included in the sale): White goods (excluding tumble dryer), all blinds, light fixtures (excluding chandelier in master bedroom) and free-standing wardrobes in bedroom 2.



The property is situated in the established Crewe area, which lies to the north-west 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



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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Layout graphics and design
ALAN SUTHERLAND
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