



lindsays

118/4 Crewe Road North
Crewe, Edinburgh, EH5 2NE

"Spacious penthouse flat with 3 double bedrooms, allocated parking within secure garage"

- Welcoming hall
- Bright sitting room
- Stylish fully fitted dining kitchen
- Master bedroom with en-suite and dressing area
- Two further double bedrooms
- Modern bathroom
- French doors triple glazed, all other windows Velux double glazed
- Gas central heating
- Allocated parking space within the secure garage
- Landscaped communal grounds

EPC Rating C

FIXED PRICE £390,000



Description

A spacious penthouse flat which benefits from a secure allocated parking space, situated in a popular established modern development with beautifully maintained landscaped communal grounds and a lift to the third floor. This superb property has been significantly upgraded by the present owner who has created a stunning uniquely stylish home with high quality finishes throughout, including Amtico flooring in the living room, kitchen, hall and both bathrooms. All the rooms are flooded with light and the sittingroom, kitchen/diningroom and master bedroom all have patio doors and Juliette balconies. Extending to around 1451 square feet of flexible living space, the accommodation comprises; welcoming hall with large cupboard which could be utilised as a small study, an elegant sitting room, a superb contemporary dining kitchen with Quartz worktops and integrated appliances, an exceptional master bedroom with ensuite shower room and raised dressing area, two further double bedrooms and a modern bathroom with bath and separate shower cubicle. Included in the sale are the integrated kitchen appliances which comprise washer/dryer, fridge/freezer, dishwasher, induction hob and second (undercounter) freezer.

Area

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 Craighleith 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 Queensferry Crossing. 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.

Viewing

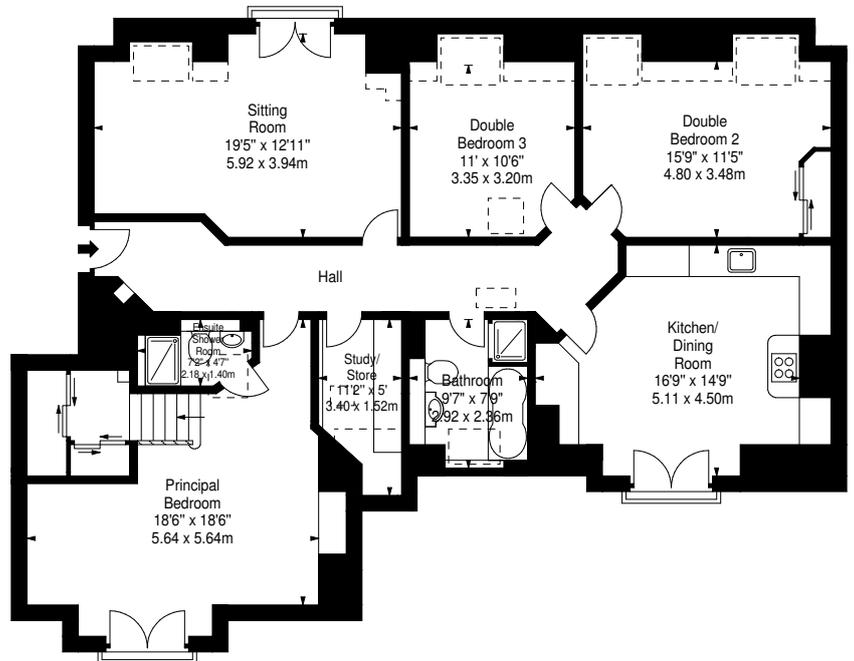
by appointment contact [Lindsays propertyadmin@lindsays.co.uk](mailto:Lindsayspropertyadmin@lindsays.co.uk)



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Approx. Gross Internal Area
1451 Sq Ft - 134.80 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.