

106/1 CREWE ROAD NORTH

CREWE TOLL, EDINBURGH, EH5 2NE

D.J.ALEXANDER
Sales & Lettings

106/1 CREWE ROAD NORTH

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886 SQ FT *Allocated Parking Space*

PROPERTY OVERVIEW

- *Two-bedroom first-floor flat*
- *Impressive private sun terrace*
- *Spacious sitting room with French doors*
- *Fitted kitchen/breakfast room.*
- *Two generous double bedrooms.*
- *Principal bedroom with en-suite shower room.*
- *Separate bathroom*
- *Useful hallway storage*

An opportunity has arisen to purchase this attractive two-bedroom ground-floor flat, forming part of a modern residential development at 106/1 Crewe Road North, Edinburgh.

The accommodation is thoughtfully arranged, comprising a welcoming hallway with useful storage, a bright and spacious sitting room with direct access to the impressive private sun terrace, and a fitted kitchen/breakfast room. The sitting room provides an excellent space for both relaxing and entertaining, with French doors opening directly onto the terrace, creating a lovely connection between indoor and outdoor living. The standout feature of the property is the generous private sun terrace, providing ample room for outdoor dining, entertaining and relaxing. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A separate bathroom and additional hallway storage complete the accommodation.

Further benefits include double glazing, gas central heating and the valuable addition of an allocated private parking space.







LOCATION

Situated in the popular residential area of Crewe Toll, to the north of Edinburgh city centre, the property enjoys a convenient location with an excellent range of local amenities close at hand. Crewe Toll offers a selection of shops, supermarkets, cafés and everyday services, with further amenities available in the neighbouring areas of Granton, Trinity and Davidson's Mains.

The area is particularly well placed for commuting, with regular public transport services providing easy access to Edinburgh city centre and surrounding districts. Excellent road connections are also available, including convenient access to the A90, Edinburgh City Bypass and wider motorway network.

The property is ideally positioned for access to the Western General Hospital, making it an appealing choice for healthcare professionals, as well as those working elsewhere in the city. Nearby green spaces and recreational facilities provide opportunities for outdoor leisure, while the waterfront attractions and amenities of Granton are also within easy reach.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures, and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.

Please note some images have been virtually staged for advertising purposes, this is solely for illustrative use.















James Coyle
Property Valuer

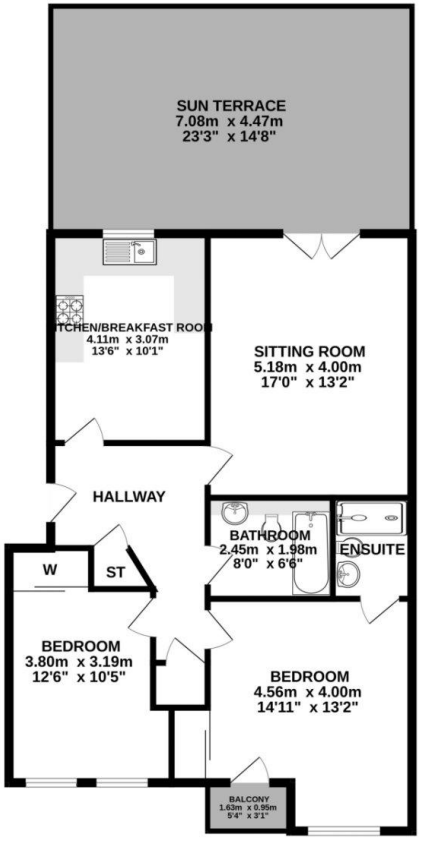
Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
0131 652 7313
propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

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2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

1ST FLOOR
82.3 sq.m. (886 sq.ft.) approx.



106 CREWE ROAD NORTH

TOTAL FLOOR AREA : 82.3 sq.m. (886 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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