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40 Crewe Crescent,

Edinburgh, EH5 2JP



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EPC

C



FREEHOLD

Description

This attractive main door upper villa with private gardens and driveway forms part of an established residential district within easy access of the city centre and excellent amenities. The light and spacious accommodation comprises entrance stair and upper hallway, spacious sitting room with feature fireplace, fitted kitchen, two double bedrooms and modern shower room with three-piece suite. The property further benefits from double glazing and gas central heating. There is a private section garden ground located to the side of the property incorporating a driveway for off-street parking at the front. Located to the rear is a further well-maintained private garden with garden shed and summerhouse. A communal garden area is also located to the rear. The property would now benefit from upgrading works and offers excellent potential to become an excellent starter home and shall undoubtedly appeal to the first-time buyer/couple or rental investor and merits internal viewing to be fully appreciated.

Location

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 ten-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.

Extras

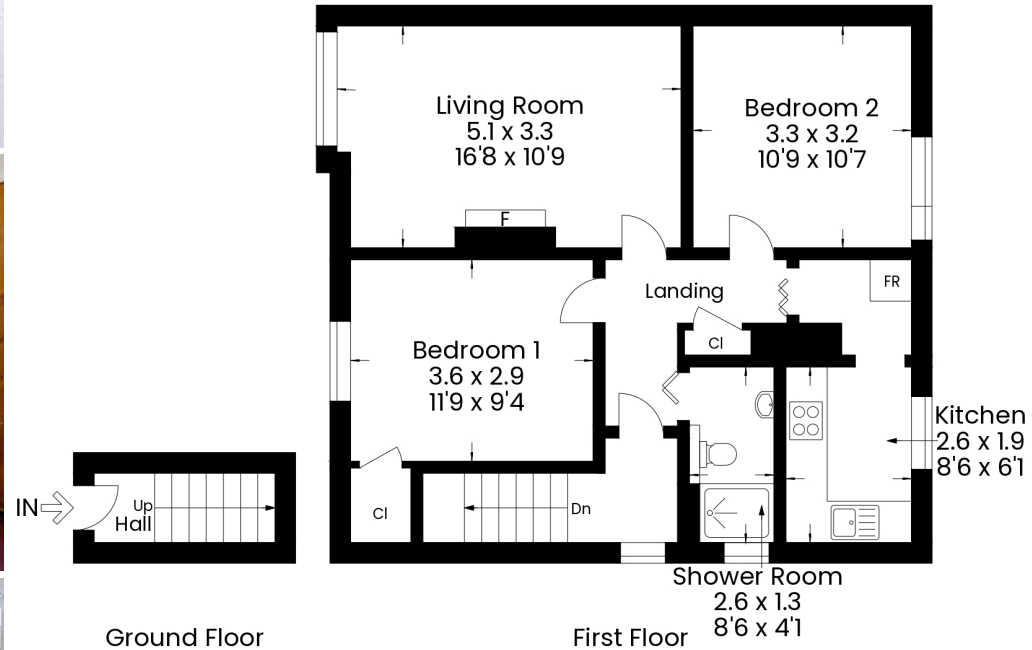
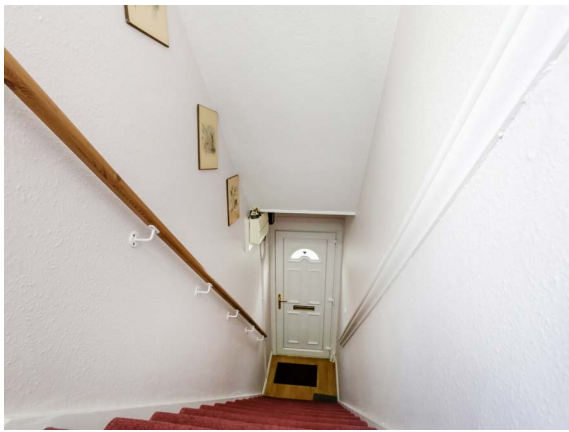
All fitted floor coverings, garden shed and summerhouse. It should be noted that other items of furniture may be available by separate negotiation.

Features

- Entrance stair and upper hallway
- Lounge
- Kitchen
- 2 Bedrooms
- 1 Shower room
- Gas central heating
- Double glazing
- Private gardens to the side and rear
- Driveway
- EPC rating - C
- Council Tax Band – A
- Tenure - Freehold







This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.