

campbell
smith

57 Crewe Crescent,
Edinburgh,
EH5 2JR



- Maindoor upper villa flat
- Previous planning permission for a two bed plus bathroom loft conversion and the erection of a double garage
- South facing sitting room
- Kitchen
- 2 double bedrooms
- Bathroom with shower over the bath
- GCH/DG
- South facing expansive rear garden
- Shared drying green
- Driveway

Offers Over : £150,000



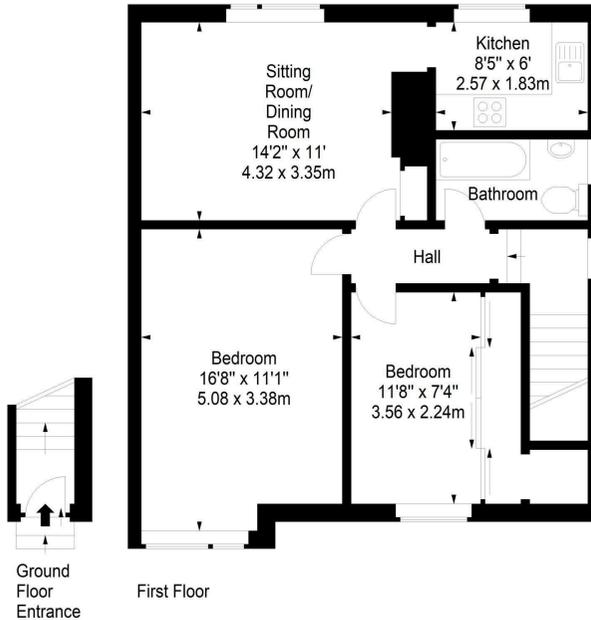




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Approx. Gross Internal Area
701 Sq Ft - 65.12 Sq M
For identification only. Not to scale.
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First Floor

Ground
Floor
Entrance

+ Extras
The property is sold as seen with no warranty given regarding the services, systems or any appliances

 Buses
Boswall Parkway - 14, 19, N14, Crewe Road North - 19, 22, 38

 Shops
Scotmid on Boswall Parkway, Morrisons on Ferry Rd, Lidl & Morrisons on Granton Road West

 Schools
Granton PS, St David's RC PS, Broughton HS, St Augustine's RC HS

 Parking
Driveway leading to hard standing in large rear garden

 Council Tax Band - C

 EPC - D

 Factor
None

 Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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camsmith.co.uk

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