

# CREWE

102 Crewe Crescent EH5 2JW

Fixed Price - £117,000

- Quietly situated, recently decorated main door, lower villa.
  - Drive in to front and good sized garden to rear.
- Vestibule with deep storage cupboard, entrance hall, living room, separate fitted kitchen, two double bedrooms (one with wardrobes included) and bathroom with electric shower.
  - Full gas central heating/combi boiler and double glazing.

Viewing: Thursdays 6.30pm – 8.00 pm. Sundays 2 – 4 pm or telephone 07717 760351.



#### Vestibule – (3'2" x 4'8)

Deep, partially shelved storage cupboard with light. A glazed door leads to main hallway. Laminate wood floor.

#### Hallway (8'10" x 3'1")

Central ceiling light. Central heating radiator. Single power point. Laminate wood floor.

#### Living Room (15'9" x 11'7")



Spacious, bright room with window to rear. Central ceiling light. Alcove with recessed light. Telewest and Sky connections. Telephone point. Two double and two single power points. Central heating radiator. Laminate wood floor.

#### Kitchen (8'3" x 6'11")

Modern fully fitted kitchen with window to rear with ample base and wall units. Stainless steel sink and drainer. Automatic washing machine, electric cooker, fridge freezer and microwave included. Vokera combination boiler. Tiled splash backs. Linoleum floor.

#### Bedroom 1 – (17'5" x 11")



Large double bedroom with wardrobes comprising three double and two single units. Windows to front with vertical blinds. Brushed steel curtain rail and retainers. Telewest point. Central ceiling light. Central heating radiator. Two single power points. Laminate wood floor.

#### Bedroom 2 (12'5" x 9'5")



Further double bedroom with double glazed window to front with vertical blinds. Central ceiling light. Central heating radiator. Telewest/satellite TV point. One double and one single power point. Laminate wood floor.

#### Bathroom (8'3" x 4'3")

Good sized, fully tiled bathroom with white three piece suite and electric shower. Frosted double glazed window to side. Central ceiling light. Central heating radiator. Expelair. Tiled floor.

#### Externally

Front garden with drive with accommodation for two cars. Path leading to access door to side. Further, good sized area of private garden to rear. Garden shed included.

#### Extras

Automatic washing machine, electric cooker, fridge freezer and microwave, the wardrobes in Bedroom 1 together with all blinds and curtains. Other items of furniture in the property are available by negotiation.

#### Finlaysons

135 Gorgie Road  
EDINBURGH  
EH11 1TH  
DX ED44  
EDINBURGH 1

#### Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



t: 0131 346 0099  
f: 0131 337 3751

e: [mail@finlaysons.com](mailto:mail@finlaysons.com), w: [finlaysons.com](http://finlaysons.com)