



3 Crewe Grove

Granton, Edinburgh, EH5 2LQ

We sell homes, not just houses





Beautifully presented with stylish, contemporary interiors, this lower villa is situated in an established residential area of Granton in Edinburgh and offers two double bedrooms, a spacious reception room, a kitchen, and a bathroom. Externally, the villa is accompanied by private gardens and a private driveway.

You are welcomed into the property by an inviting hallway with built-in storage, immediately setting the tone for the interiors to follow with dove grey décor and coordinating wood-styled flooring. Along the hall to the right, you reach a spacious reception room, where plenty of space is provided for configurations of both lounge and dining furniture. The neutrally decorated, comfortably carpeted room features a display recess and is connected to the kitchen via an open archway. Here, contemporary gloss-white wall and base cabinets are accompanied by workspace, metro-tiled splashbacks, and integrated appliances comprising an oven, hob, and extractor hood, whilst an undercounter fridge is included and provision is made for a washing machine.

The villa accommodates two well-proportioned double bedrooms, both enjoying a sunny southeast-facing aspect. The sleeping areas are both tastefully decorated and fitted with plush carpets for optimum comfort underfoot.

Features

- Lower villa in Granton
- Beautifully presented, contemporary interiors
- Welcoming entrance hall with storage
- Spacious living/dining room
- Stylish, modern kitchen
- Two well-proportioned double bedrooms
- Attractive bathroom with shower-over-bath
- Private front and rear gardens
- Private gated driveway
- Gas central heating and double glazing
- EPC Rating - C





“Lower villa in Granton
with beautifully presented,
contemporary interiors”





Together
is our
favorite
place
to be



Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a WC-suite, and a chrome towel radiator, all enveloped by neutrally toned tiling. The property also has access to a large basement via a hatch in the hall cupboard. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the villa is accompanied by a private front garden area, a private rear garden, and a gated driveway for off-street parking.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Granton, Edinburgh

Once a major industrial hub driven by a busy port, Granton, like much of Edinburgh's shoreline, has seen significant redevelopment in recent years. The area, which lies under four miles north of the city centre, is fast becoming one of the most sought-after postcodes in the capital owing to luxurious residential developments and stunning views of the Firth of Forth. Although much of old Granton has now disappeared, its quaint harbour and listed industrial landmarks are charming reminders of its rich and vibrant heritage. Granton is served by a superb range of local services and amenities including a large Morrisons supermarket and petrol station, a 24-hour ASDA in neighbouring Newhaven and Ocean Terminal shopping centre, which is home to an array of high-street stores, a multi-screen cinema and a selection of family restaurants. With a wide variety of leisure activities right on its doorstep, Granton has something for everyone: from tranquil strolls along the waterfront promenade towards picturesque Cramond to exhilarating sailing and water sports at the marina. Granton is within the catchment area for well-regarded state schools and is well placed for some of the finest independent schools in the country. Thanks to its northerly location, the area enjoys swift and easy access to Edinburgh City Bypass, Edinburgh Airport and Queensferry Crossing. Comprehensive public transport services and a vast cycle path network also provide fantastic links into the city centre and beyond.

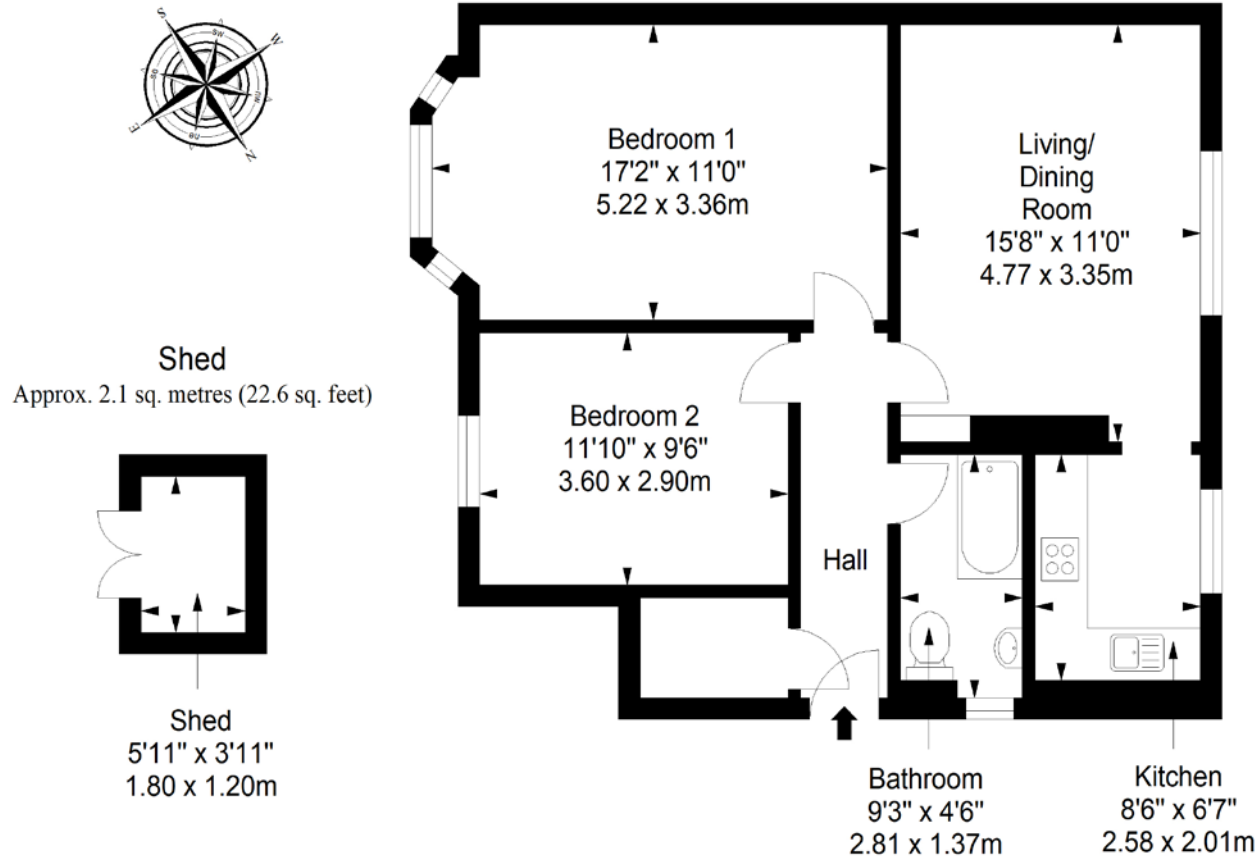




Floorplan

Ground Floor

Approx. 61.9 sq. metres (666.3 sq. feet)



Total area: approx. 64.0 sq. metres (688.9 sq. feet)

20-22 Torphichen Street, Edinburgh, EH3 8JB
0131 337 7771
www.clancys-solicitors.co.uk

rightmove OnTheMarket ZOOPLA



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.