



10c Telford Drive
Crewe, Edinburgh, EH4 2NH



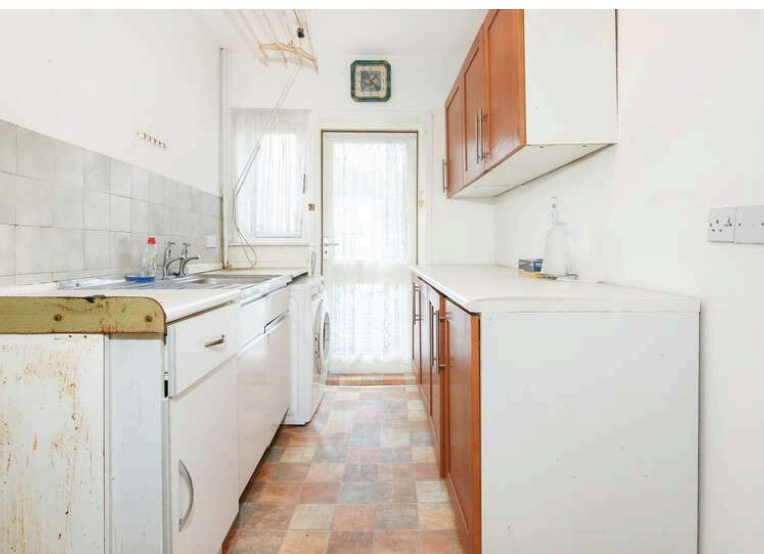


10c

Telford Drive

Bright, well proportioned yet easily manageable first floor flat which now requires modernisation and cosmetic upgrading.

- Spacious first floor flat with lots of potential
- Hallway w/storage
- Lounge w/space for dining
- Well-appointed kitchen w/balcony
- Two double bedrooms
- Three-piece bathroom
- Gas central heating
- Area of private garden ground & shared garden
- On-street parking



Home Report: £130,000

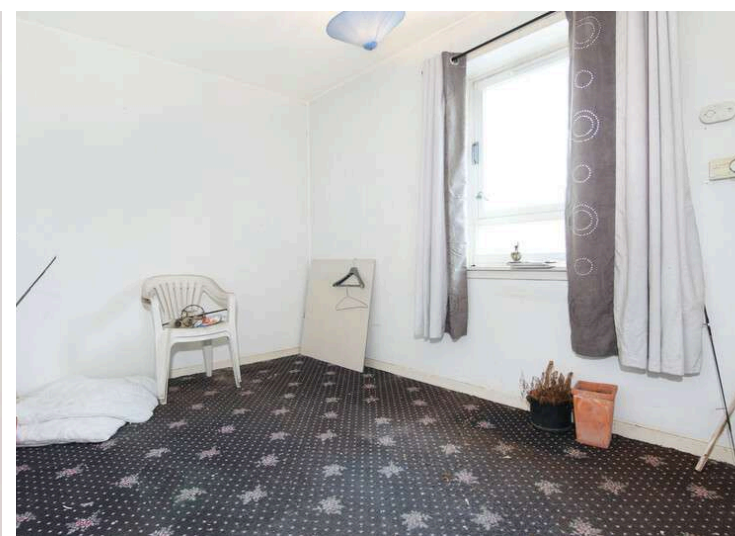
EPC Rating: C

10c Telford Drive comprises reception hall with good storage, lounge, fitted kitchen with private balcony off, two double bedrooms and bathroom with electric shower.

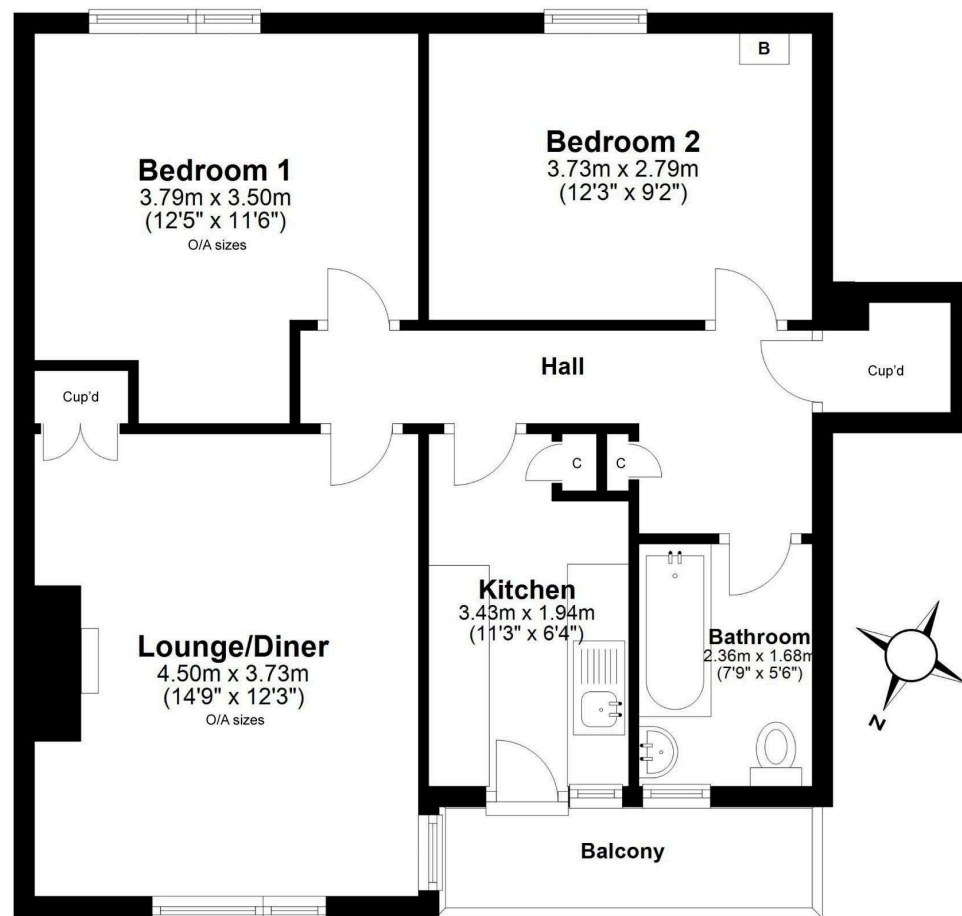
The flat also has gas central heating, an area of private garden ground to the rear of the building, use of a shared drying area and unrestricted on street parking on Telford Drive itself.

It is anticipated that this home prove to be of particular interest to the first time buyer, professional couple or investor and early viewing is highly recommended to fully appreciate the potential on offer.

Extras: The property is to be sold as seen; however, the fire in the lounge will be removed. No warranties or guarantees will be given.



Lying just three miles northwest of Edinburgh city centre and well-connected by excellent transport links, Crewe benefits from a wealth of local shopping and recreational amenities. Some of the capital's most treasured green spaces are also in easy reach, including Inverleith Park and the Royal Botanic Garden. Crewe is served by an excellent selection of major supermarkets in the immediate area, as well as a post office, a pharmacy and a medical centre. High-street outlets can be found at Craighleith Retail Park and Ocean Terminal, which also boasts a multi-screen cinema, popular family restaurants and a 24-hour gym. Further local sports facilities are on offer at Ainslie Park Leisure Centre, with a pool, a gym, a sports hall and fitness classes. With its proximity to the main thoroughfare of Ferry Road, the area provides swift access into the city, as well as the Forth bridges, the City Bypass and the M8/M9 motorway network.



First Floor

Approx. 60.3 sq. metres (648.8 sq. feet)



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