



10 Crewe Grove
Pilton, Edinburgh
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Property Summary

This appealing two-bedroom upper villa enjoys a quiet residential setting with excellent connections into the city and out to the motorway network and the Queensferry Crossing. It is presented in turn-key condition, fully upgraded with stylish fittings and subtle on-trend décor to which a purchaser can easily add their own touches. Private multi-vehicle parking and spacious gardens add further appeal to the property that will certainly interest professionals, investors, and those with young families.

The main-door entrance opens into a vestibule where bright stairs lead to a central hall on the first floor, carpeted for a warm welcome. From the hall you step into a bright and spacious living/dining room, also plushly carpeted. It offers a flexible space for furniture, centred around a contemporary living-flame fire with a backdrop of understated accent décor. Returning through the hall you reach the light-filled kitchen overlooking the rear garden. Here, a collection of gloss-white cabinets is stylishly paired with a marble-pattern worktop and oak-inspired flooring. There is an undercounter washing machine, an upright fridge freezer, and an integrated dishwasher, oven, and gas hob with a splashback panel and a chimney-style hood.

Features

- Upper villa with a quiet residential setting
- Fully upgraded contemporary interiors
- Entrance vestibule and first-floor hall
- Bright living/dining room with living-flame fire
- Stylish light-filled kitchen
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Generous side and rear gardens
- Private tandem driveway
- Gas central heating (with a new boiler) and double glazing





“Stylish light-filled
kitchen overlooking
the rear garden”









“Two airy double
bedrooms equipped with
incorporated storage”





Bedrooms & Bathrooms

The home's two double bedrooms and a bathroom are also accessed from the hall. The bedrooms are both airy doubles equipped with incorporated storage.

The bright, aqua panelled bathroom (with oak-style flooring) comes complete with a WC, basin/vanity unit, towel radiator, and bath with an overhead rainfall shower.

Double-glazed windows and gas central heating (with a new boiler) keep the property warm and efficient. A new fuse box has also been recently installed.





Outside, there are generous, fenced gardens for private use at the side and rear of the property, both laid to lawn. Also accessed from the side is a private tandem driveway.

Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated/freestanding appliances.

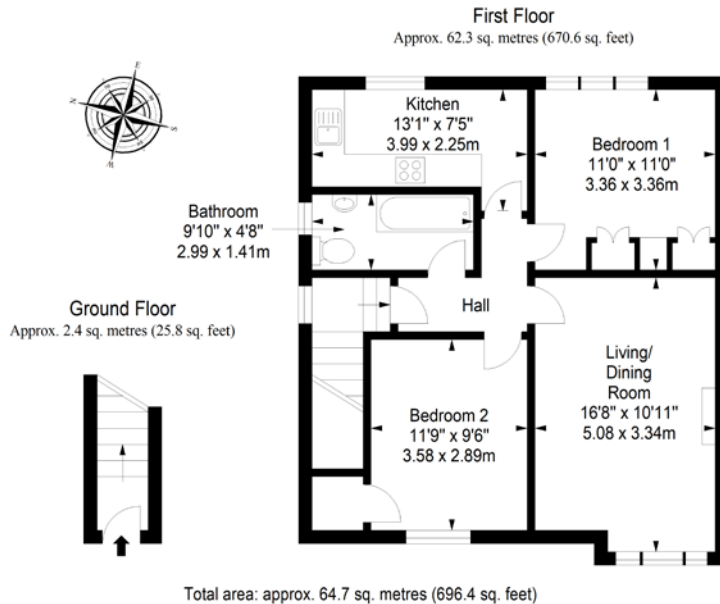




Pilton, Edinburgh

Lying just 3 miles from the centre of the capital, the popular residential area of Pilton enjoys excellent transport links into the city, with regular bus services day and night and numerous scenic cycle paths. Surrounded by delightful green spaces, the area is in easy reach of Inverleith Park and the Royal Botanic Gardens, as well as Newhaven's historic harbour, perfect for pleasant seafront walks. For indoor exercise facilities in easy walking distance, Ainslie Park Leisure Centre is well-equipped with a gym, a swimming pool, a sports hall, a sauna and a café. Also, easily reached by foot is a large Morrison's superstore, whilst more extensive shopping amenities can be found at nearby Craigmile Retail Park, with its wide array of retail outlets. Pilton is also well-placed for travelling further afield, with the motorway network and Edinburgh Airport both easily accessible. Good local schooling options are available from nursery to secondary level, in both the private and public sectors, with tertiary education also easily accessible.

Floorplan



EPC Rating - C | Council tax band - C | Home report Value - £175,000

Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated/freestanding appliances.



Price & Viewings

Please refer to our website
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