



232 Telford Road, Edinburgh, EH4 2PL

Spacious two-bedroom terraced villa with enclosed rear garden and detached garage

URQUHARTS
EDINBURGH



DESCRIPTION

232 Telford Road is a spacious two-bedroom mid-terraced villa with enclosed rear garden and detached garage, situated in the popular Crewe and neighbouring Craighleith area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property offers fantastic potential throughout (subject to local authority consents) and would suit a range of buyers.

Entrance hall and under-stair cupboard; spacious living room / dining room with dual aspect outlook to the front and rear; fitted kitchen with wall and base units, appliances, and direct access to the rear patio garden; two good sized-double bedrooms; and a wet room.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two double bedrooms. Wet room. Attic.

Gas central heating. Double glazing. Well-maintained front and rear gardens, with the east-facing rear patio garden with garden shed. Private detached garage to the rear accessed via a shared lane and unrestricted on-street parking.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
 6. These particulars are not intended to nor will they form part of any contract.
 7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Crewe is situated in the northwest area of Edinburgh, approx. three miles from the City Centre. Local shops cater for everyday needs with a large Morrisons supermarket on Ferry Road, and Craighleith Retail Park, with a Sainsburys Superstore, Marks & Spencer, and Boots within easy reach. Recreational amenities can be found at nearby Ainslie Park Leisure Centre, The Village Hotel and Westwood Health Club, with pleasant walks at Inverleith Park, Royal Botanic Gardens and Water of Leith cycle path. Vibrant Stockbridge and Comely Bank, with its boutique shops, cafes, restaurants, and bars are within walking distance, along with the Western General Hospital and Police Headquarters for those working in that sector. An efficient public transport network operates to most parts of the city and surrounding areas. For the commuter travelling further afield, there is good access via Telford Road/Queensferry Road to the city bypass, main motorway networks, Queensferry Crossing and Edinburgh International Airport. Catchment schools include Flora Stevenson Primary and Broughton High School, with private schooling close by including Edinburgh Academy, Fettes College, and Stewarts Melville.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. Please note the fireplace in the living room does not work and no guarantees will be provided for this.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

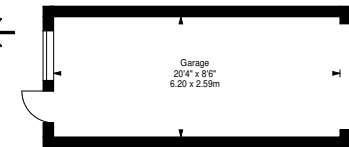
The property has an Energy Rating Category C



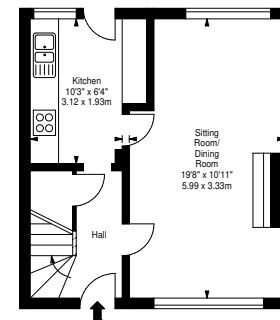
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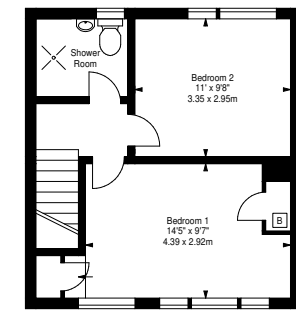
Approx. Gross Internal Area
712 Sq Ft = 65.14 Sq M
Garage
Approx. Gross Internal Area
172 Sq Ft = 15.99 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor