



107 Crewe Crescent

Edinburgh, EH5 2JN

Offers Over £175,000

An Extended Lower Flat With Private Gardens And Offering Convenience For Shopping, Services, Green Spaces & Transport Links

Key Features

- **Living/Dining Room**
- **Spacious Kitchen**
- **2-Double Bedrooms**
- **(Box Room)**
- **Bathroom**
- **Hallway & Integral Storage**
- **Gas Central Heating**
- **Double Glazing**
- **Private Gardens**



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Pilton has become an increasingly popular residential area, enhanced by the ongoing “Forth Quarter” regeneration and wider Granton Waterfront transformation along the Firth of Forth. Lying north of Edinburgh city centre, the location provides easy access to the city and straightforward road links to the wider motorway network, with regular public transport serving the city centre and other parts of Edinburgh.

Key local amenities and employers are close by, including Western General Hospital, Telford College, and Scottish Gas’s multi-storey offices in Granton. Everyday shopping needs are well covered by local convenience stores, the new Morrisons supermarket at Granton, and additional supermarkets on Ferry Road.

Leisure and green space options are a particular strength: Ainslie Park Recreation Centre, Silverknowes Golf Course, and Inverleith Park are all conveniently accessible, while Granton Harbour and the waterfront provide attractive walking and cycling routes as part of the area’s active-travel improvements.

This extended lower flat offers spacious two-double-bedroom accommodation with strong potential to become an attractive family home following some upgrading. The property benefits from gas central heating (Worcester combi boiler), double glazing, well-proportioned rooms and substantial storage. There is predominantly light, neutral decor and laminate flooring.

Living—Dining Room: A well-proportioned, rear-facing living—dining room with an outlook over the private rear garden. The space includes integrated storage and is conveniently linked to the kitchen via a sliding door.

Kitchen: Bright and spacious, extending to the rear with outlooks on three sides and direct access to the private garden. White fitted units provide abundant worktop and storage capacity, plus an area suitable for utility and/or additional storage. The room’s layout offers multiple reconfiguration options should the new owner wish to refurbish.

Bedroom 1: A large front-facing double bedroom, currently sub-divided by a stud partition; this could be removed to reinstate the original full-size room.

Bedroom 2: A front-facing double bedroom, ideal as a second bedroom, home office, or nursery.

Bathroom: Fitted with modern white sanitary ware and an electric shower over the bath, there is tiling all round.

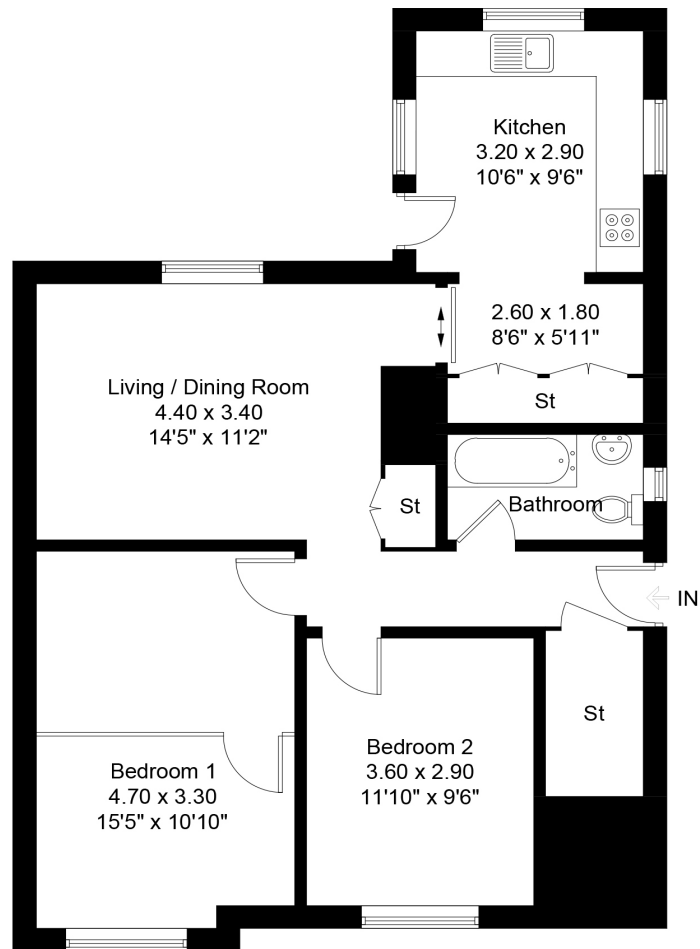
Hallway & Storage: A practical hallway and vestibule arrangement, with a generous walk-in cupboard off the vestibule, ideally located close to the main entrance for coats, shoes, and everyday storage.

External Space: To the front is a private, gated garden with paving slabs providing off-street parking—a valuable feature in this established neighbourhood. The rear garden is enclosed by a wooden fence and includes a spacious gazebo and a secure garden shed, offering a versatile outdoor area for relaxation, gardening, or storage.





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Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point.
Not to scale.

Floor Plans