



Deans Properties

Deans Solicitors and Estate Agents LLP



82/1 Stenhouse Crescent
Stenhouse, EH11 3HU



FIRST FLOOR FLAT

- Sitting Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating -C



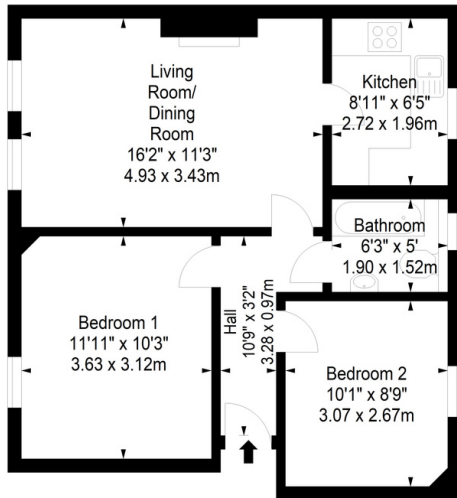
Situated within a residential area, this lovely, well presented upper flat forming block of four is located within the popular area of Stenhouse. The property is close to good local amenities with further specialised shopping available at Chesser Retail Park. There is an excellent public transport on the doorstep which travels to the City Centre and many parts of the city. The accommodation would make an excellent purchase for the first time/young couple and comprises; welcoming entrance hall, light and airy twin windowed sitting room with feature wall mounted electric fire, stylish well laid out kitchen, two double bedrooms and modern bathroom with white suite and shower over bath. The property benefits from a private section of garden ground to the rear, free on-street parking, gas central heating and double glazing. Included in the sale are fitted carpet & floor coverings, oven, hob, fridge-freezer and washing machine. The appliances included are sold as seen with no warranty provided.



**Stenhouse Crescent ,
Edinburgh,
Midlothian, EH11 3HU**



Approx. Gross Internal Area
554 Sq Ft - 51.47 Sq M
For identification only. Not to scale.
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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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