



7/5 Stuart Crescent

Edinburgh, EH12 8XR



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82sqm

EPC

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AS Anderson
Strathern

7/5 Stuart Crescent

Edinburgh, EH12 8XR

This well-presented second and third floor duplex apartment offers spacious accommodation in popular East Craigs. Accessed via a secure communal entrance hall and stairwell with entryphone system, this 82sqm property would be the ideal home for families, professionals, couples, or first time buyers.

The property opens to a welcoming hallway leading to a bright living/dining room, a well-equipped kitchen, and a functional shower room with WC. Upstairs comprises a landing and three comfortable bedrooms, each with stylish velux windows. The master bedroom also benefits from a spacious wardrobe for added convenience.

The home benefits from double glazed windows and a gas-fired central heating system. Externally, residents enjoy access to communal garden grounds and ample car parking surrounding the block.

Property features

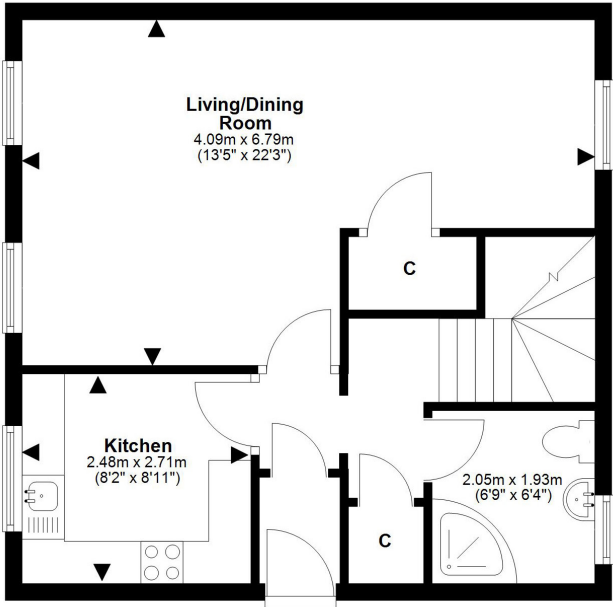
- Duplex apartment
- Communal garden
- Secure entryphone system
- Allocated parking space
- Double glazing
- Gas central heating



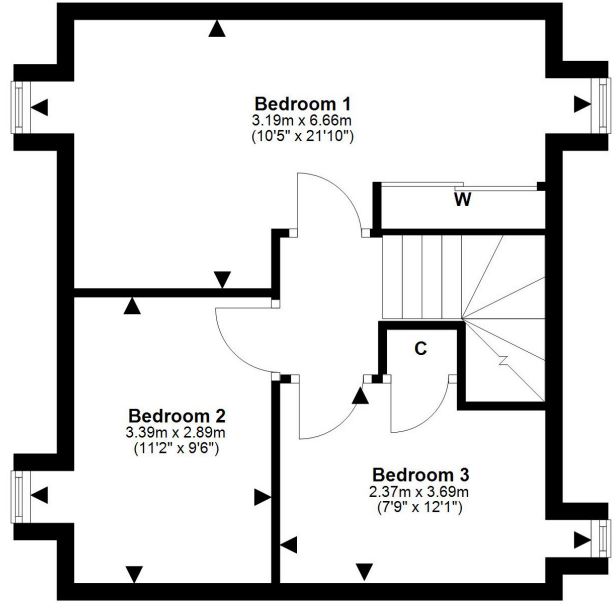
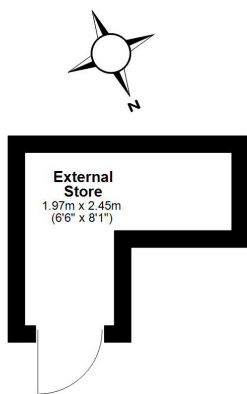


Location

East Craigs is located close to the historic Corstorphine Village which offers excellent local shopping amenities. More extensive shopping facilities can be found at The Gyle Shopping Centre and Hermiston Gait, both of which are within a few minutes' drive. Recreational facilities, which include The David Lloyd Leisure Club, Murrayfield Stadium and Ice Rink, and Edinburgh Zoo are also easily accessible. In addition Corstorphine Hill offers many pleasant walks as does the Cammo Estate which is a few minutes away. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, the Queensferry Crossing and Edinburgh International Airport. The commute to Edinburgh city centre is approximately 20 minutes.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band D

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
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 receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

