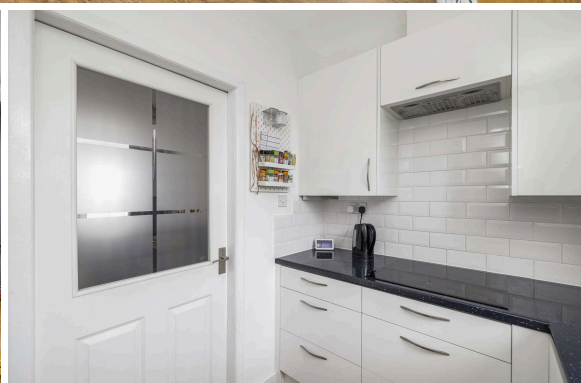




64/2 Stenhouse Crescent  
STENHOUSE | EDINBURGH | EH11 3JF

**warners**  
solicitors & estate agents





## 64/2 Stenhouse Crescent

STENHOUSE | EDINBURGH | EH11 3JF

Well presented and bright two-bedroom upper villa boasting spacious accommodation and private and shared gardens situated in the popular residential area of Stenhouse in Edinburgh. The property will appeal to first-time buyers and young families, as well as holding investment potential. The living room is set to the front of the property with space for dining, a feature fireplace and bespoke shelving. The modern kitchen is accessed from the living room and is fitted with high gloss floor and wall units and a range of appliances. Both bedrooms are good-sized doubles, one front facing and one to the rear, and the cleverly appointed bathroom with mains shower over bath completes the accommodation. The property further benefits from gas central heating and double glazing and externally, a large private garden laid to lawn with sunny decking area, as well as a shared drying green to the rear. The property further benefits from unrestricted on street parking.

- Well presented and bright upper flat
- Bright front facing living/dining room
- Two double bedrooms
- Kitchen fitted with floor and wall units and a range of integrated appliances
- Contemporary bathroom with mains shower over bath
- Gas central heating and double glazing
- Large private rear garden laid to lawn with decking area, shared drying green
- Unrestricted on street parking
- Easy access to public transport links

Extras: All integrated appliances and most of the light fittings will be included in sale, any light fittings that are removed will be replaced. Any other items (e.g., curtains, blinds, items of furniture) can be made available with separate negotiation.

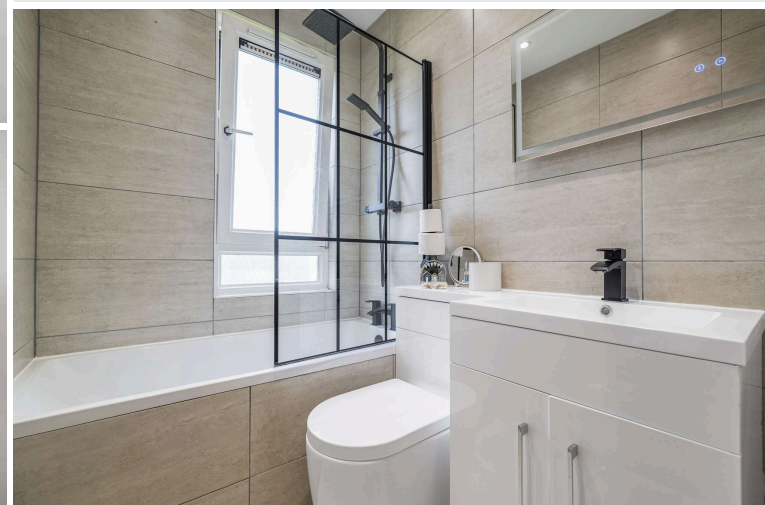
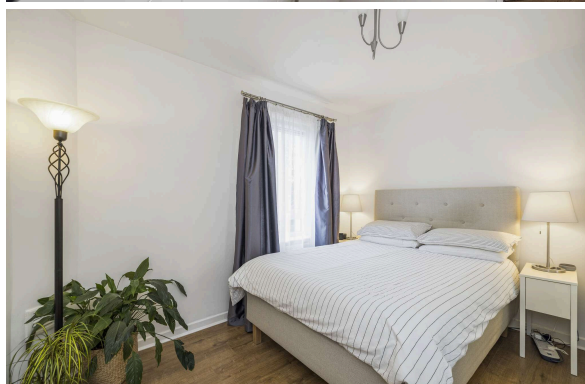
Council tax band B

EPC: C

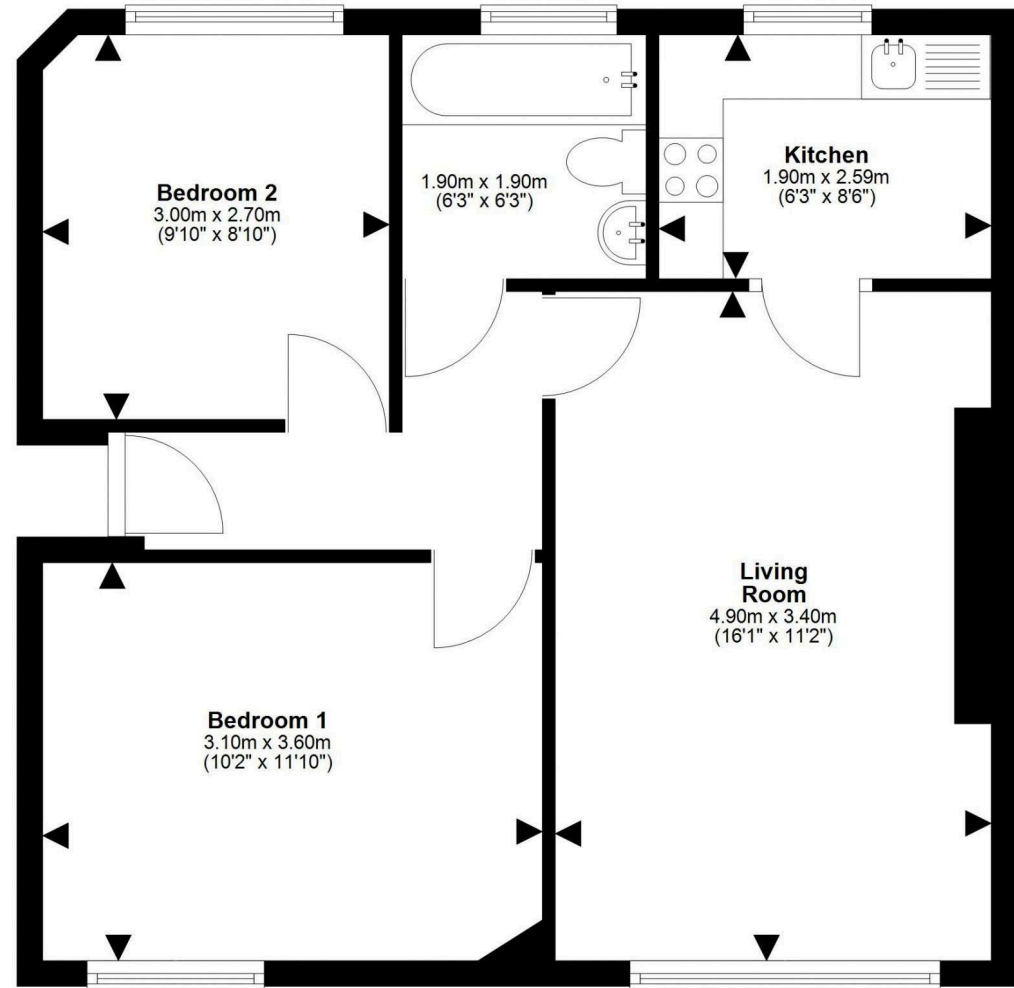
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the popular Stenhouse area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative choice is available at the Gyle Shopping Centre, whilst Hermiston Gait is just a little further afield. Heading in an easterly direction, the city centre itself can be accessed by car in as little as ten to fifteen minutes, depending upon traffic. Leisure wise the choice is excellent and includes established clubs and organisations which cater for both adults and children alike, a private Health and Sports Club, Edinburgh Zoo and Murrayfield Ice Rink and Rugby Stadium. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.







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.

