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Offers Over

£165,000

124-2 Stenhouse Crescent

Stenhouse | Edinburgh | EH11 3HU

A well-proportioned upper villa, enjoying a popular high amenity location in Edinburgh's Stenhouse area, with excellent nearby transport links to the city centre and beyond.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking
-  Private and shared garden
-  EPC rating – D
-  Council tax band - B



Description

An ideal first home or investment property, the accommodation is in good decorative order throughout and benefits from a good-sized private garden, shared green and unrestricted on-street parking.

The property comprises an entrance hallway, bright west facing reception/dining room with twin windows, coving and focal fireplace, a fitted kitchen located just off the reception room which overlooks the back garden and has been fitted with an assortment of base and wall units, complete with splash tiling and contrasting wipe-clean worktops. There are two spacious double bedrooms, and a family bathroom with modern three-piece white suite, splash tiling and over-bath shower/splash screen.



Extras

All floor coverings, curtain poles, light fittings, fixtures and integrated appliances will be included along with the fridge/freezer, washing machine and the wardrobe in the principal bedroom.

Gardens and Parking

The property boasts a substantial, enclosed private garden laid primarily to lawn with decking, mature tree borders and timber decking. There is also an area of shared garden. Unrestricted on-street parking is located on Stenhouse Crescent.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

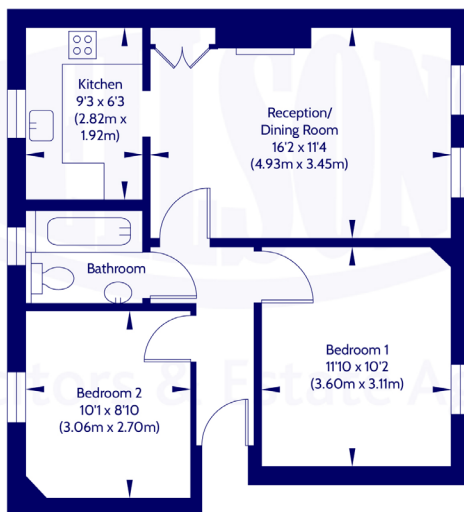
Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many further facilities whilst the City Centre is easily accessible by bus, car or tram. Both the Gyle Shopping Centre and Fountain Park leisure complex are located only a short distance away with facilities including a health and fitness centre, multi-screen cinema and many bars and restaurants. Schooling is well catered for at both primary and secondary levels and recreational facilities include the Carrick Knowe Golf Course, Saughton Park and Murrayfield Stadium





Approx. Gross Internal Floor Area 51 Sq M / 550 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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