



## DESCRIPTION

This beautifully presented three-bedroom terraced townhouse offers spacious accommodation and modern decor throughout. The property is in excellent condition and provides flexible living space ideal for families or professionals.

A standout feature is the impressive top-floor primary suite, complete with fitted wardrobes and a stylish en-suite shower room. With well-proportioned bedrooms and contemporary interiors, this attractive home is ready to move into and enjoy.

The property comprises of:

- Welcoming hallway
- Ground floor WC
- Modern fitted kitchen with integrated appliances
- Spacious lounge/diner with doors to rear garden

1<sup>st</sup> Floor

- Two double bedrooms
- Family bathroom with separate shower cubicle

2<sup>nd</sup> Floor

- Primary suite with fitted wardrobes and ensuite shower room.
- views over Pentland Hills

External

- Private rear garden
- off road parking

Viewing is highly recommended!

Please call to arrange a viewing appointment.



## Location

Hepburn Crescent is a delightful residential area located in the heart of Edinburgh, Scotland. Situated in the south-east of the city, this charming neighborhood boasts an enviable location that is just minutes away from all the amenities and attractions that the city has to offer. The area is ideal for families, young professionals, and students looking for a peaceful and relaxing retreat that is still close to the hustle and bustle of the city center. Hepburn Crescent is well-connected to the rest of the city, with excellent transport links that provide easy access to all parts of Edinburgh. The neighborhood is served by several bus routes, and the nearest train station is just a short walk away. There are plenty of local amenities within walking distance of Hepburn Crescent, including shops, restaurants, cafés, and bars. The area is also home to several excellent schools and universities, making it an ideal location for families and students. Overall, Hepburn Crescent is a beautiful neighborhood that offers the perfect combination of peace and tranquility while still being close to the heart of the city. If you are looking for a new home in Edinburgh, this is definitely an area worth considering.

