



RALPH SAYER
SOLICITORS & ESTATE AGENTS

86 Stenhouse Crescent

Stenhouse, Edinburgh EH11 3HU

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This two-bedroom main door lower villa is on a small crescent set back behind a generous front garden, ideally located close to local amenities. Located just west of the city centre with great transport links, this home offers convenience and accessibility. The property has great proportions, and an enclosed private south-facing garden at the rear, perfect for outdoor enjoyment.

On entering, you are welcomed by a long hallway with a spacious lounge/diner on the right. This room is bathed in light from twin casement windows. Adjacent to the lounge is a well-appointed kitchen overlooking the rear garden, equipped with cabinets along three walls. Returning to the hall, you find two comfortable bedrooms and a pristine bathroom complete with modern fixtures.



Property Summary

- Appealing main door lower villa
- Spacious lounge/diner
- Fitted kitchen
- Two bedrooms
- Three-piece bathroom
- Gas central heating & double glazing
- Private enclosed garden & shared drying green
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B

Extras: fitted floors, light fittings, curtains, blinds, and all kitchen appliances, to be included in the sale.

Home Report Value - £180,000





Main door
lower villa
with fabulous
private
outdoor space





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dream property!



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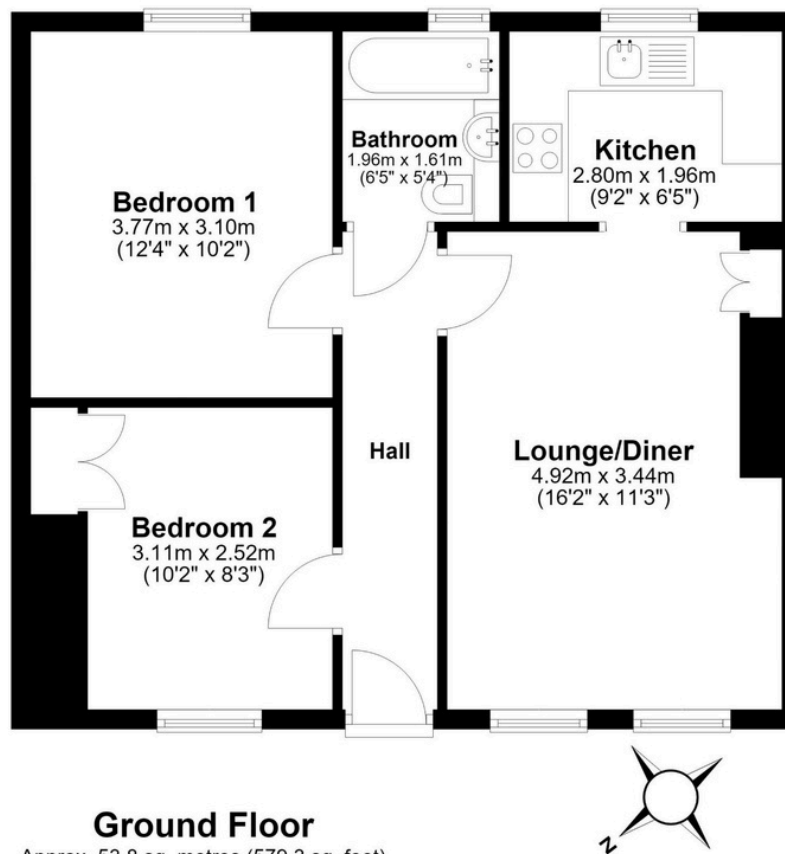
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location

Stenhouse is a very popular residential, some 3 miles west from the city centre. Good local amenities can be found at Stenhouse Cross or nearby Gorgie Road with both a Sainsburys and Asda store nearby. Hermiston Gait retail park and the Gyle shopping centre, are also a short drive/tram ride away.

Various leisure opportunities include Carrick Knowe golf course and the extensive space of Saughton Park. Access to the cycle path network, offers pedestrian/cycle access around town. Murrayfield Ice Rink and Edinburgh Zoo are within easy reach. Schooling is well represented from nursery to senior level. With Stenhouse Primary less than a 10 minute walk and Balgreen Primary School, a short drive away.

Frequent public transport including the tram network runs to the City Centre and surrounding areas. Easy access to Edinburgh City Bypass provides links to major motorway networks and Edinburgh International Airport.