

# 62 Stenhouse Crescent

STENHOUSE, EDINBURGH, EH11 3JF



A well-connected Edinburgh location offering superb transport links, everyday amenities, and easy access to Saughton Park, the Water of Leith, and the Union Canal



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McEwan Fraser is delighted to present this beautifully maintained two-bedroom main-door flat, offered to the market in excellent condition. Enhanced by a kitchen extension, a private driveway, gas central heating, double glazing and a private section of rear garden, the property offers an exceptional blend of comfort and convenience. Stenhouse enjoys superb transport links by road, bus and tram, providing quick and easy access to Edinburgh city centre, making it ideal for young professionals and commuters.

## THE LIVING ROOM



The accommodation centres around a bright and inviting living room, finished in neutral tones with modern laminate flooring. A feature fireplace creates a natural focal point, and the generous floor space allows for a variety of furniture layouts.

# THE KITCHEN



Accessed directly from the living room, the extended kitchen provides a stylish and functional cooking environment, fitted with a range of contemporary wall and base units. Ample worktop space, excellent storage and a mix of integrated and freestanding appliances make it perfect for everyday use and entertaining.





The main bedroom is a well-proportioned double, easily accommodating a large bed and a full suite of bedroom furniture. The second bedroom is also a practical double that is ideal for guests, a home office or a nursery. A modern three-piece bathroom with a shower over the bath completes the internal accommodation.

## THE BATHROOM



# BEDROOM 1



“ a well-proportioned double, easily accommodating a large bed and a full suite of bedroom furniture



# BEDROOM 2

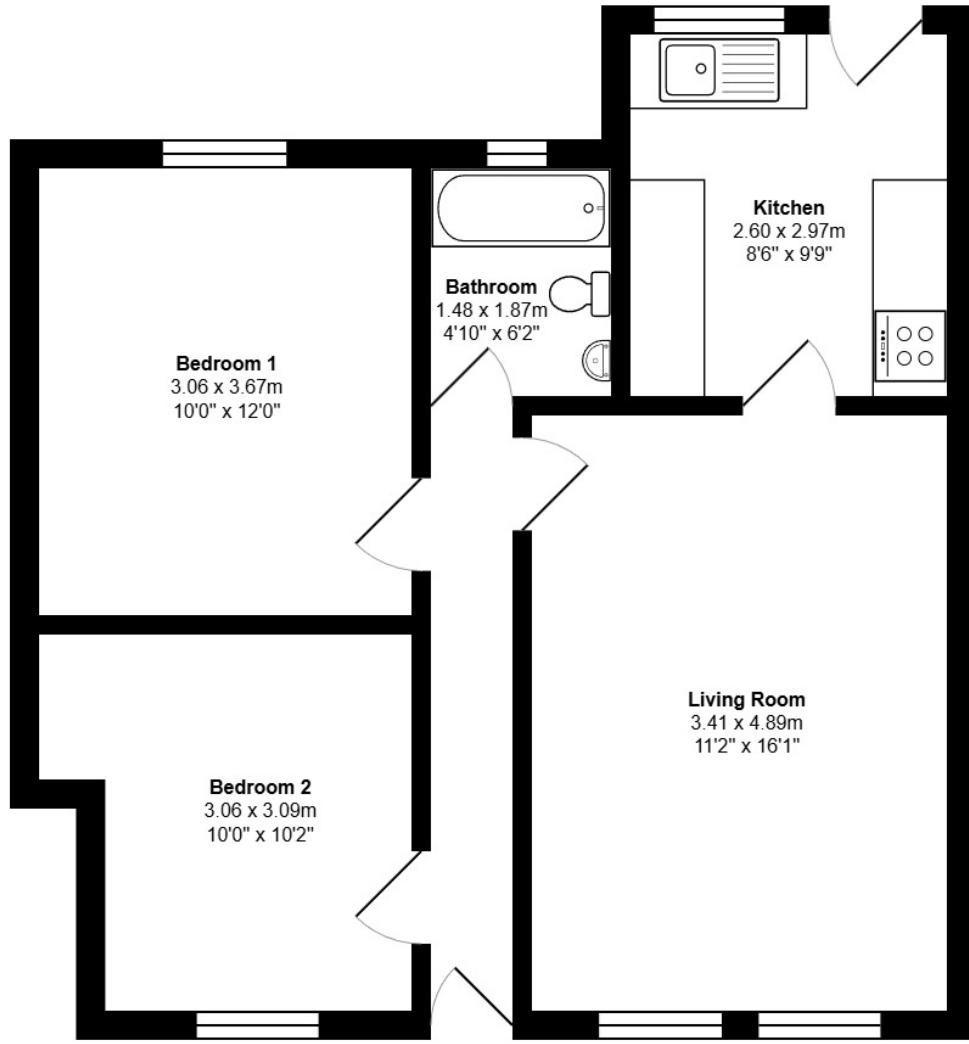


Externally, the property features a monobloc driveway to the front. To the rear, residents benefit from a communal drying green and a private garden area, which enjoys a desirable southerly aspect that becomes a real sun trap during the summer months.

## EXTERNALS

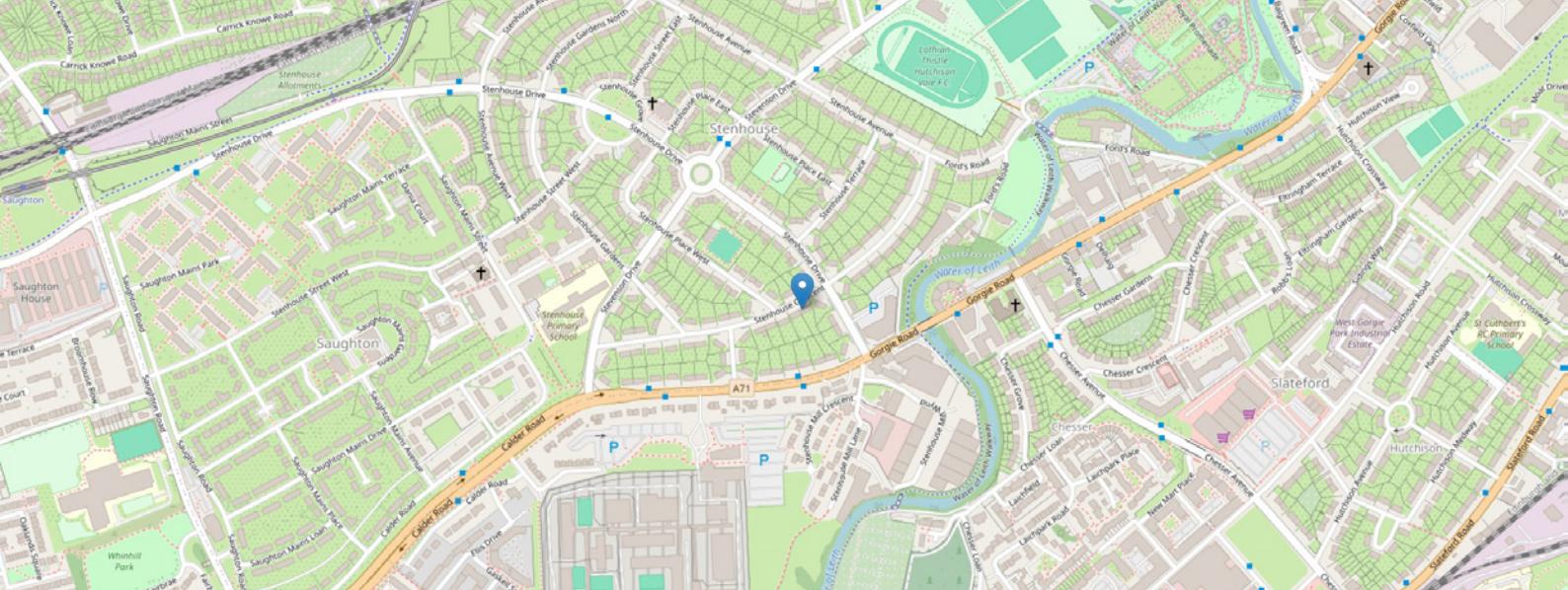


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Situated in the popular Stenhouse area of Edinburgh, this property enjoys a highly convenient location ideal for first-time buyers. The neighbourhood offers an excellent range of everyday amenities, including nearby supermarkets, local shops, cafés, and takeaways, all within easy walking distance. Larger retail options can be found at nearby Gorgie and Chesser, which is home to the extensive Edinburgh West Retail Park.





Stenhouse also provides a choice of leisure and outdoor opportunities. Saughton Park and Gardens, recently refurbished and one of the city's most attractive green spaces, is just a short stroll away and offers beautiful walks, a café, a skatepark, and sports facilities. The Water of Leith walkway and the Union Canal are also easily accessible and provide peaceful routes for running, cycling, or weekend strolls.

The area is exceptionally well-connected. Regular bus services run along Stenhouse Drive and Gorgie Road, offering swift links to the city centre, Edinburgh Park, and the Gyle. Tram services are also close by and provide direct access to Edinburgh Airport and major employment hubs in the west of the city. For drivers, the location allows convenient access to the City Bypass and the M8.

Combining strong transport links, plentiful local amenities, and attractive nearby green spaces, Stenhouse is an increasingly sought-after location and is perfect for buyers looking to take their first step onto the property ladder.



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