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Offers Over  
**£175,000**

# 108 Stenhouse Crescent

Stenhouse | Edinburgh | EH11 3HU

A fantastic opportunity has arisen to acquire this attractive two-bedroom main door ground-floor flat (chain free and vacant possession), ideally positioned within the popular Stenhouse area of Edinburgh. Offering private front and rear gardens, well-proportioned accommodation and the option to purchase the property fully furnished, this excellent home would be ideally suited to first-time buyers, couples, downsizers or buy-to-let investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

The property is accessed via a welcoming entrance hallway leading to all rooms. The front-facing reception room is a comfortable and inviting space, featuring carpeted flooring, a focal fireplace which has been fully serviced and useful storage. To the rear, the fitted kitchen offers a good range of wall and base units, complemented by a mixture of integrated and freestanding appliances including the cooker which was fitted 2 years ago. There are two well-proportioned double bedrooms. The rear-facing principal bedroom benefits from carpeted flooring and clean, neutral décor, while the second double bedroom enjoys a front-facing aspect and offers flexible accommodation for a guest bedroom, home office or additional living space. The accommodation is completed by a partially tiled bathroom, fitted with a two-piece white suite and separate glass shower cubicle with electric shower. The property also benefits from a boiler which was installed 2 years ago and has been fully serviced.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, the property benefits from a low-maintenance private front garden, while the enclosed rear garden is a particular highlight. The garden incorporates two separate seating areas, providing excellent space for outdoor dining and entertaining, together with two useful timber sheds offering additional storage. There is also access to a shared drying green, while on-street parking is available nearby.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

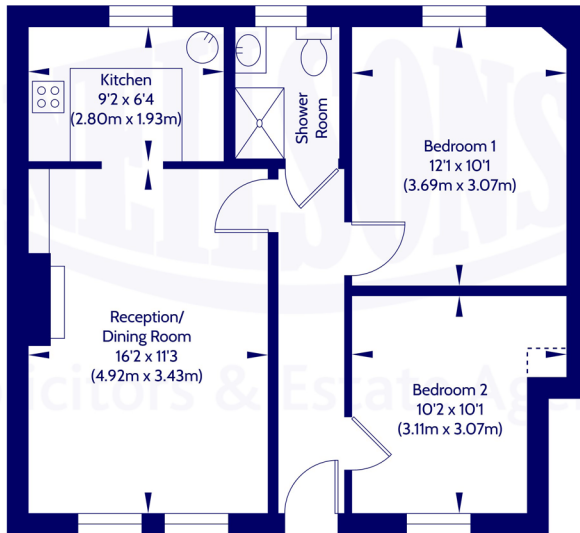
Stenhouse is a popular residential area situated to the west of Edinburgh city centre, offering a convenient location for access to a wide range of local amenities and excellent transport links. Nearby Corstorphine and Murrayfield provide an extensive selection of shops, supermarkets, cafés, restaurants and leisure facilities, with further retail and entertainment available at Edinburgh Park and The Gyle. Regular bus services provide straightforward connections into the city centre and surrounding areas, while the City Bypass and wider road network are easily accessible for commuters. The area also benefits from a variety of local green spaces, parks and recreational facilities, making it a convenient and well-connected location for a wide range of buyers.





Approx. Gross Internal Floor Area 52 Sq M / 563 Sq Ft.

### Ground 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.



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