



130/1 Stenhouse Crescent

Edinburgh, EH11 3HU



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51sqm

EPC

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AS Anderson
Strathern

130/1 Stenhouse Crescent

Edinburgh, EH11 3HU

130/1 Stenhouse Crescent is a well-proportioned first floor flat forming part of a traditional two-storey block dating from the mid-1930s, offering comfortable accommodation with scope for personalisation.

Accessed via a shared stair, the property opens into a central hallway that provides access to all rooms and includes useful built-in storage.

The living room is a generously-sized space, featuring a focal fireplace and a broad window that allows in good levels of natural light, creating a bright and inviting atmosphere. The kitchen is positioned off the living room and is fitted with a range of modern wall and base units, offering practical workspace.

There are two well-proportioned double bedrooms, both of which enjoy good natural light and flexibility of use, whether as bedrooms, a home office, or guest accommodation. The bathroom is fitted with a three-piece suite and benefits from a window for natural ventilation.

Externally, the property benefits from access to shared garden grounds, together with an area of private garden, providing valuable outdoor space rarely available with flats of this type.

Further benefits include unrestricted on-street parking, gas central heating, double glazing, and access to a communal roof space.

Property features

- Good decorative order
- Two good-sized bedrooms
- Large living/dining room
- Unrestricted on-street parking
- Shared garden grounds
- Private garden to rear
- Gas central heating
- Double glazing

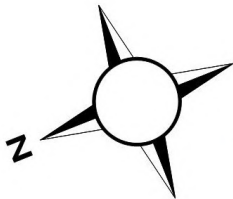
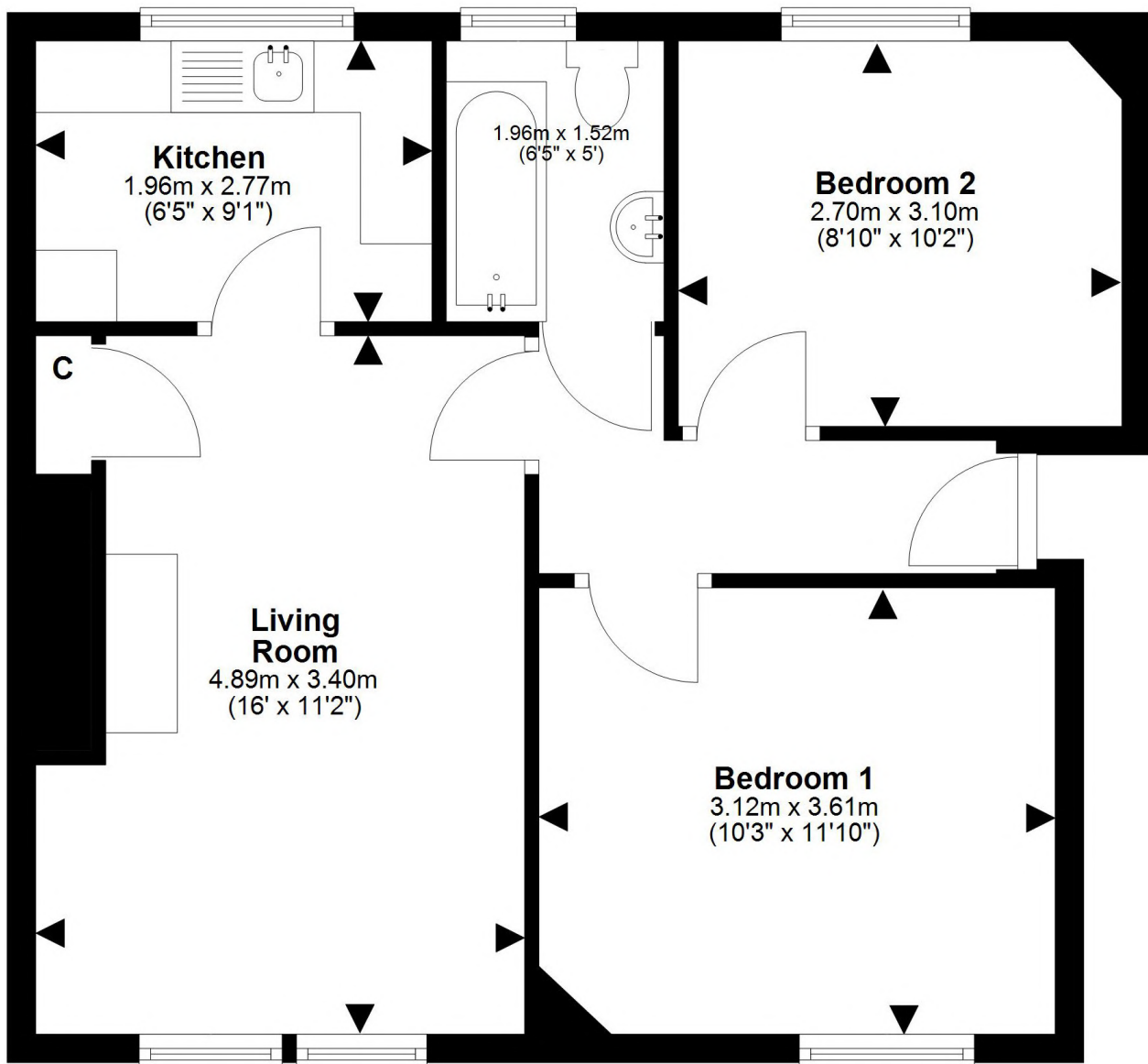






Location

Stenhouse is an established residential area with ample local amenities, and offers easy commuting into Edinburgh city centre with the city bypass also quickly accessible. Large supermarkets such as Asda at Edinburgh Corn Exchange and Tesco at Corstorphine are only a short drive away, and the South Gyle shopping centre can also be easily reached by car. Frequent public transport offers travel throughout the city, including the tram network, with two stops close by.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

The property is strictly sold as seen.

Council Tax band B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. 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 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. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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