124/1 Stenhouse Crescent
Edinburgh, EH11 3HU

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For price and viewing information please use ESPC Booking Calendar on ESPC Website or call 0131 447 4747

- A bright and welcoming reception hall leading through to the living room.
- Attractive living room with an abundance of natural light and storage cupboard with press shelving.
- Modern fitted kitchen situated off the living room, giving an open plan feel. Featuring floor and wall-mounted units and a large window overlooking the immaculately presented communal green and private garden. Appliances include a four-ring gas hob with extractor hood and light, oven, free-standing fridge/freezer and washing machine.
- Spacious double bedroom to the front of the property, with large wardrobes featuring sliding mirror doors.
- Further double bedroom quietly situated to the rear of the property.
- Family bathroom with three-piece suite comprising of bath with shower over, WC and wash-hand basin with lower storage.
- Well-maintained and sunny communal drying green.
- Private garden with large patio area, perfect for al-fresco dining, a garden shed, and area laid to lawn. Featuring mature plants and shrubs.
- Gas central heating.
- Double glazing.
- Unrestricted on street parking.

GENERAL DESCRIPTION

A bright and well-presented upper villa with a fantastic private garden, situated within the popular Stenhouse district of the City, just a short journey to the west end of Edinburgh City Centre. The property is close to a range of local amenities and the purchase would be ideal for a first-time buyer/young couple.

COUNCIL TAX BAND -	B.
TRAIN STATION -	APPROXIMATELY 0.8 MILES TO SLATEFORD TRAIN STATION
	APPROXIMATELY 2.5 MILES TO HAYMARKET TRAIN STATION.
AIRPORT -	APPROXIMATELY 6 MILES TO EDINBURGH AIRPORT.
BUSES -	WITHIN 100 METRES.

LOCATION

The subjects are located in the popular Stenhouse area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative choice is available at the Gyle Shopping Centre, whilst Hermiston Gait is just a little further afield. Heading in an easterly direction, the city centre itself can be accessed by car in as little as ten to fifteen minutes, depending upon traffic. Leisurewise the choice is excellent and includes established clubs and organisations which cater for both adults and children alike, a private Health and Sports Club, Edinburgh Zoo and Murrayfield Ice Rink and Rugby Stadium. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.
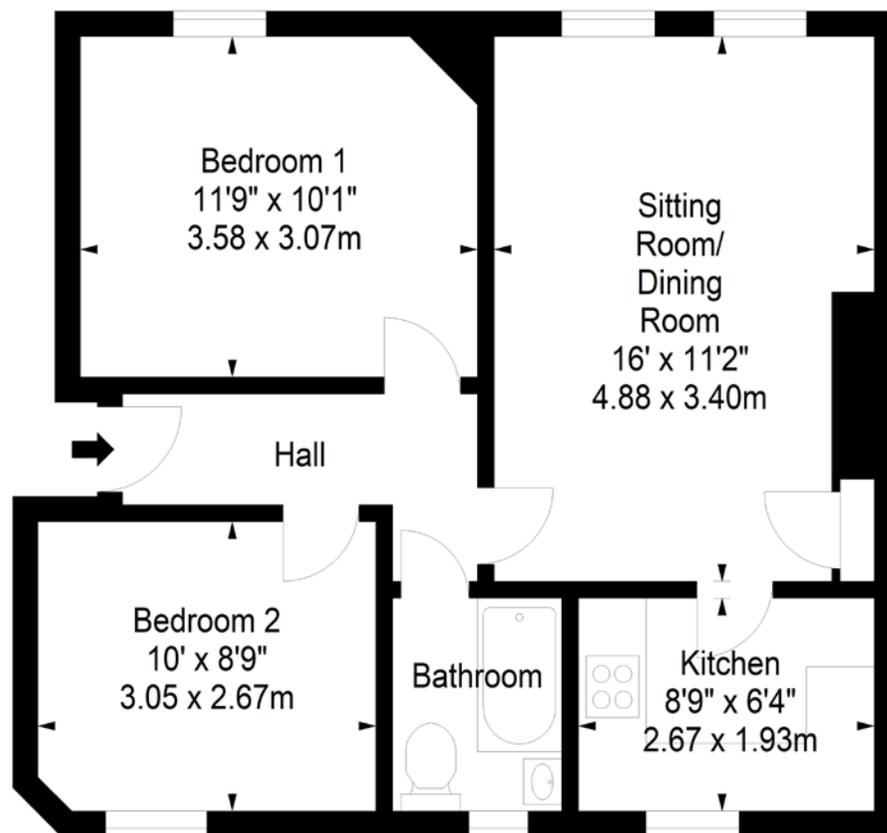
EXTRAS:
All fitted carpets and floor coverings, light fittings, window blinds, kitchen appliances to include the integrated hob, oven, cooker hood, automatic washing machine, fridge/freezer. Sofa and two wardrobes are included in the sale.

Stenhouse Crescent, Edinburgh, Midlothian, EH11 3HU

SquareFoot

Approx. Gross Internal Area
539 Sq Ft - 50.07 Sq M
For identification only. Not to scale.
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Bedroom 1
11'9" x 10'1"
3.58 x 3.07m

Sitting Room/ Dining Room
16' x 11'2"
4.88 x 3.40m

Hall

Bedroom 2
10' x 8'9"
3.05 x 2.67m

Bathroom

Kitchen
8'9" x 6'4"
2.67 x 1.93m

First Floor

Energy Performance
Certificate Rating C