



23/2 Stenhouse Crescent, Edinburgh, EH11 3JN

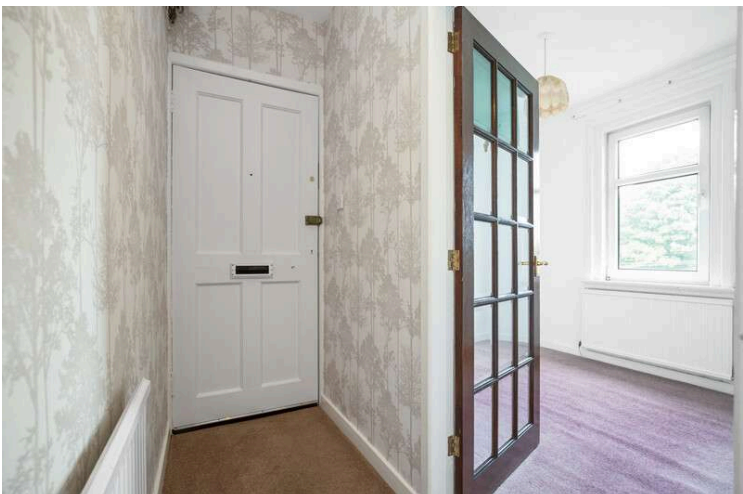
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McDougall McQueen are delighted to present to the market this well-proportioned main door, two-bedroom upper villa, with private gardens to the side and rear with an additional shared drying green. The property is ideally located in the popular Stenhouse area of Edinburgh close to local amenities and schooling with excellent transport links. The property would make an ideal first time buy or investment opportunity; presented to the market in good clean order throughout, given the demand in this area an early viewing is highly recommended.

- Covered stairwell to own main door entrance
- Reception hallway
- Front facing, bright and spacious living and dining room
- Kitchen equipped with a range of wall and base units, gas cooker, free-standing washing machine, and fridge freezer
- Front facing double bedroom with built-in mirrored wardrobes

- free standing furniture
- Lovely newly fitted shower room with full width shower tray, overhead raindrop shower with shower attachment, wc and sink with combined vanity unit, towel radiator with a modern wet wall finish
- Gas central heating and double glazing
- Driveway for off street parking
- Private gardens to the side and rear, with an additional shared drying green



## Location

The popular area of Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many local facilities whilst the City Centre is easily accessible by bus or car. Both the Gyle Shopping Centre and Fountain Park leisure complex are located only a short distance away, facilities include a health and fitness centre, multiscreen cinema and many bars and restaurants. Schooling is well catered for at both primary and secondary levels and recreational facilities include the Carrick Knowe Golf Course, Saughton Park and Murrayfield stadium.

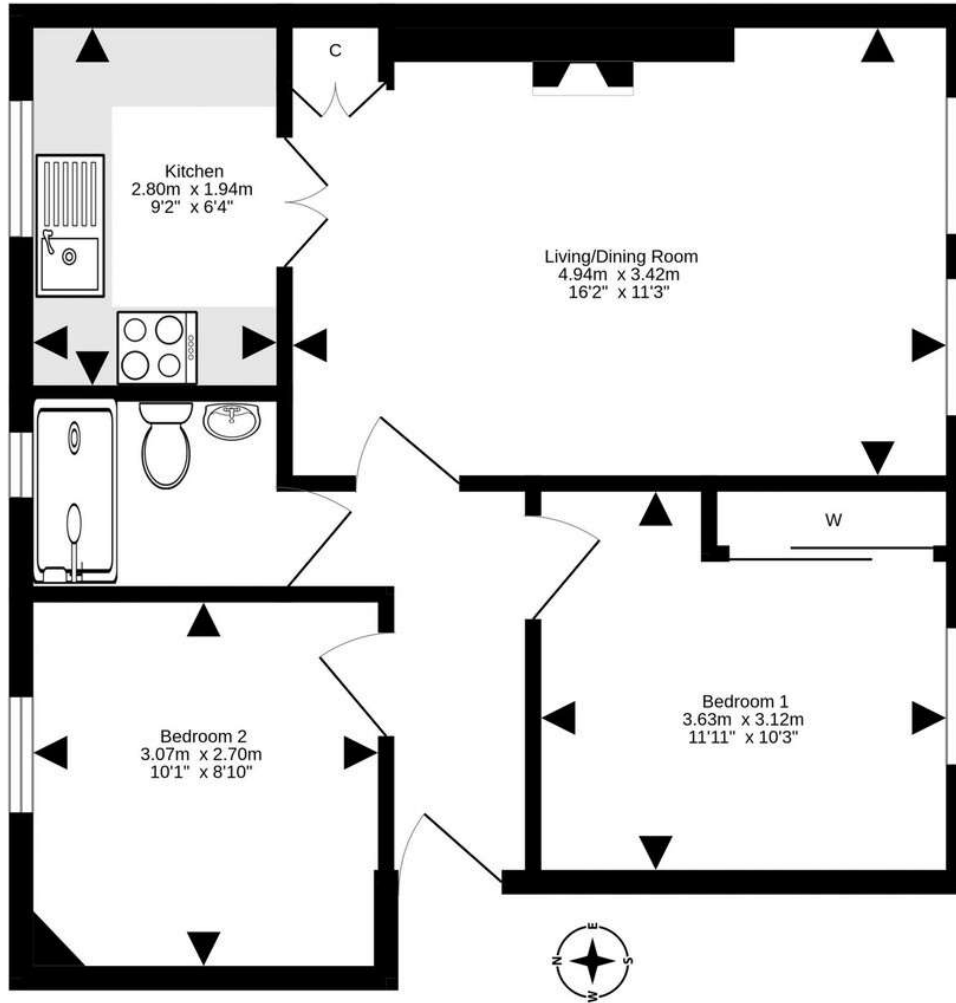
## Extras

The kitchen appliances, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

