










Offers Over  
**£175,000**

## 60 Stenhouse Crescent

Stenhouse | Edinburgh | EH11 3JF

A fantastic opportunity to acquire a charming and bright main door lower villa, featuring private gardens, including a south-facing rear garden and a driveway. Conveniently located in a popular residential area, it offers easy access to numerous amenities and excellent commuting links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



## Description

This well-proportioned accommodation boasts a light and modern interior throughout and is presented to the market in move-in condition, making it ideal for first-time buyers, young families, or rental investors. Internal viewing is highly recommended to fully appreciate this property. The home includes an entrance hallway, an attractive and spacious lounge/dining room, and a modern fitted kitchen with a built-in hob, oven, and hood, offering a pleasant open view of the south-facing rear garden. There are two generous double bedrooms, with the principal bedroom providing direct access to the rear garden through a UPVC door. The fully tiled bathroom features a white two-piece suite and vanity storage with a separate cubicle housing a thermostatic shower. Additionally, the property benefits from gas central heating with a combination boiler and double glazing.



## Extras

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

## Gardens & Driveway

The property includes a private front garden with a driveway that provides off-street parking for one car. The south-facing rear garden is primarily laid to lawn. Additionally, the flat has access to a large communal garden area.

## Viewing

Please contact Neilsons on 0131 625 2222.







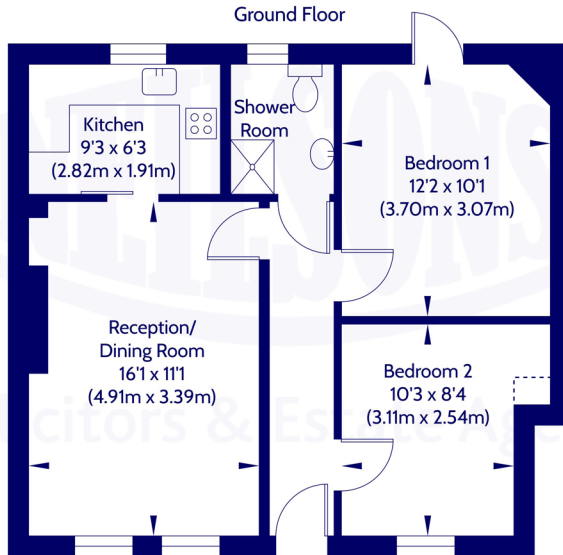
## Location

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, tram 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, multi-screen 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.





Approx. Gross Internal Floor Area 51.41 Sq M / 553 Sq Ft.



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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