










Offers Over  
**£175,000**

## 96 Stenhouse Crescent

Stenhouse | Edinburgh | EH11 3HU

This is 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. The property has been recently renovated throughout and would make a great option for any first time buyer, professional or downsizer.

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



## Description

The property has been fully refurbished to the highest of standards throughout and would make excellent purchase for any first time buyer or professional, in brief the accommodation comprises; inviting hallway leading to a front aspect reception room with laminate flooring and a built in media wall; off the reception room and to the rear is a newly installed kitchen offering a range of white wall and base units, free standing appliances along with stylish kickplate lighting. A generous double bedroom has a peaceful aspect at the rear along with a triple, glass fronted built in wardrobe. A secondary well proportioned double bedroom, with carpet flooring and convenient built in storage. The bathroom showcases a crisp white three piece suite, electric shower over the bath and glass screen.



## Extras

The property shall be sold with all fixtures, fittings, fitted floor coverings together with all white goods in the kitchen and all garden furniture.

## Gardens & Driveway

The property benefits from both off street parking and private front and rear gardens. To the front is a low maintenance decorative garden and wide pathway leading to the front door. At the rear is a private south facing deck with a communal drying green. Beyond this is a private enclosed garden space, mostly laid to patio with a garden shed.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

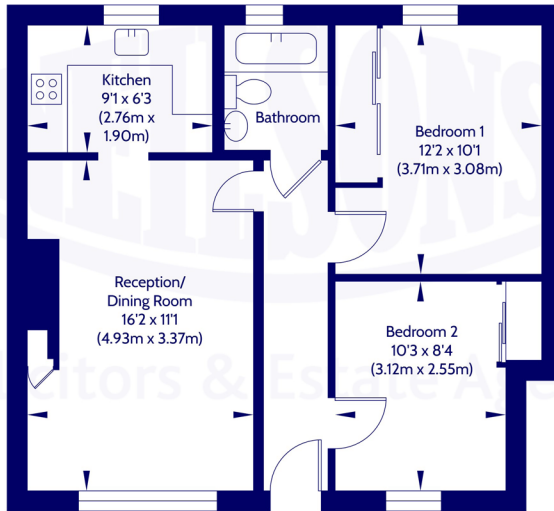
The popular area of Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many local facilities whilst the City Centre is easily accessible by bus, car or tram. 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 51.58 Sq M / 555 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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