





Welcome

Welcome to 92 Stuart Crescent, an excellent opportunity to acquire a two-bedroom main door upper villa situated within an established residential area of Edinburgh. Offering well-proportioned accommodation together with the considerable benefit of a private rear garden, this appealing property provides an ideal opportunity for a range of purchasers. The property offers comfortable and adaptable accommodation, with the upper-villa layout providing a good degree of privacy and a pleasant residential feel. The two bedrooms provide flexibility for couples, small families or those requiring a dedicated home-working space. A particular feature is the private rear garden, providing valuable outdoor space for relaxing, entertaining, gardening or family use. Further benefits, an allocated parking space in the carpark along with on-street parking available, adding further convenience for residents and visitors.



- Main door entrance
- Upper landing with storage facilities and attic space
- Front facing living/dining room
- Fitted kitchen with white goods included
- Two double bedrooms with built in wardrobe storage
- Gas central heating - boiler replaced 2024
- Double glazing
- Private garden to the rear
- Allocated parking space with further on street parking



East Craigs

Stuart Crescent is situated within an established residential area of Edinburgh, offering a convenient setting with a range of local amenities close at hand. Nearby shops and services cater for everyday needs, while a wider selection of shopping, leisure and recreational facilities can be found within easy reach. The area is well served by public transport, with regular bus services providing access to Edinburgh city centre and surrounding areas. There are also local schools, parks and green spaces nearby, making the location appealing to families, couples and those looking for a well-connected home. Excellent road links provide convenient access to the City Bypass and Edinburgh's wider road network, while the city centre is readily accessible for commuters and leisure. The combination of established amenities, transport links and access to Edinburgh makes Stuart Crescent a practical and appealing residential location.

Extras

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



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

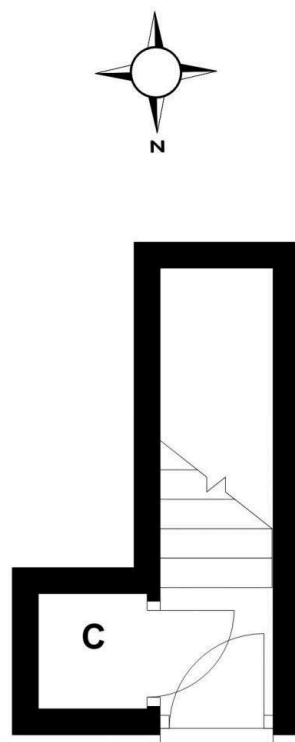
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

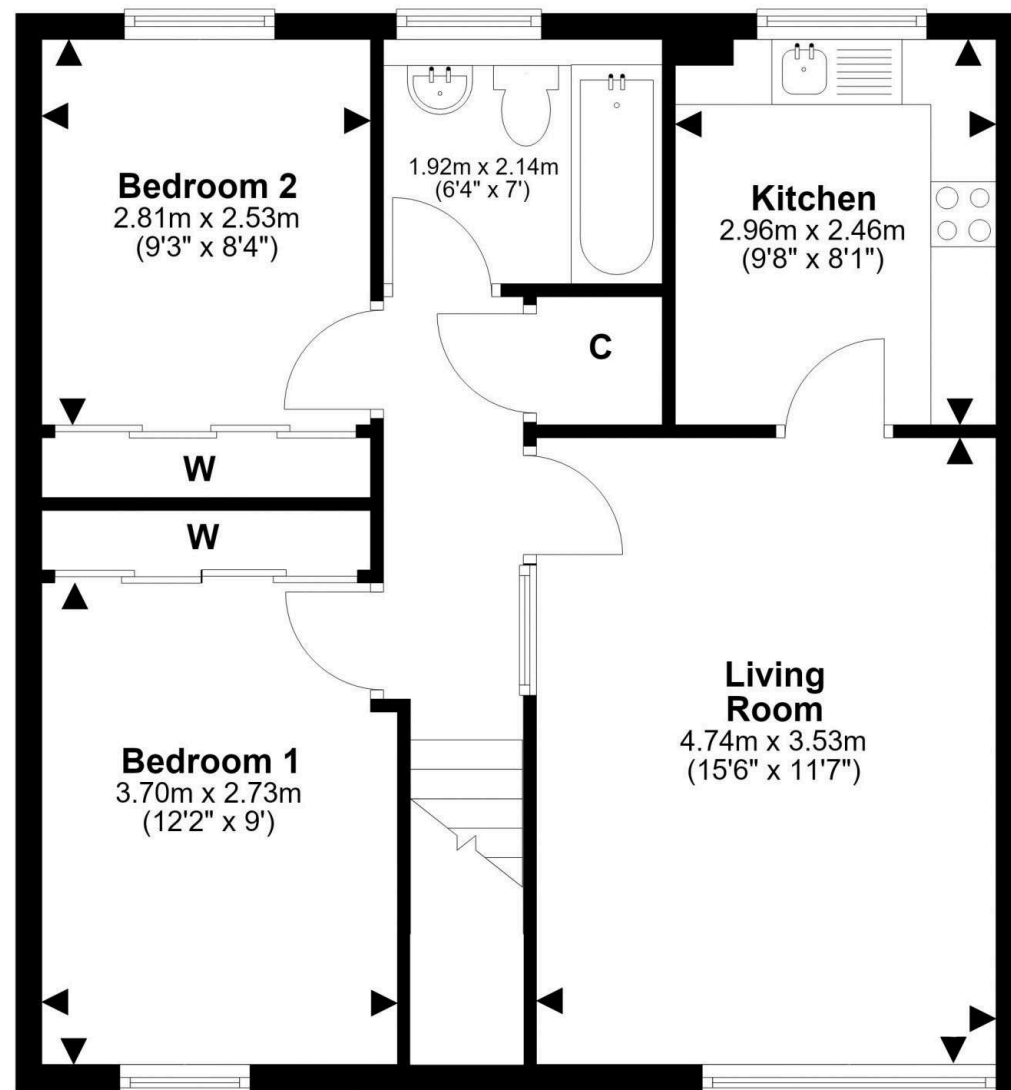
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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.