



Solicitors & Estate Agents



Offers Over

£145,000

88/1 Stenhouse Crescent

Stenhouse | Edinburgh | EH11 3HU

This generously proportioned main door upper flat which benefits from a private garden to the rear, offers superb potential to upgrade and modernise to suit individual taste. Conveniently positioned within a popular high amenity location, close to excellent links to the city centre and would be well suited to that of the first-time buyer or buy-to-let investor.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private rear garden
-  On-street Parking
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation comprises: entrance hallway, light and spacious reception room with feature fireplace, kitchen located to the rear, fitted with a range of wall and base unit with all appliances included in the sale. There are two good sized double bedrooms and a shower room with three piece white suite including a shower enclosure with mains Rainfall shower. Further benefits include gas central heating with combi boiler and double glazing. There is a shared drying green to the rear of the building, together with a sizeable area of private garden, which comprises lawn and garden shed. Unrestricted on-street parking is widely available on Stenhouse Crescent and the neighbouring streets.



Extras

All fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the cooker, fridge freezer and washing machine.

Externally

There is a private area of garden ground located to the rear, mainly laid to lawn with garden shed with central communal drying green. For the car owner, ample unrestricted parking is available to the front and surrounding areas.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

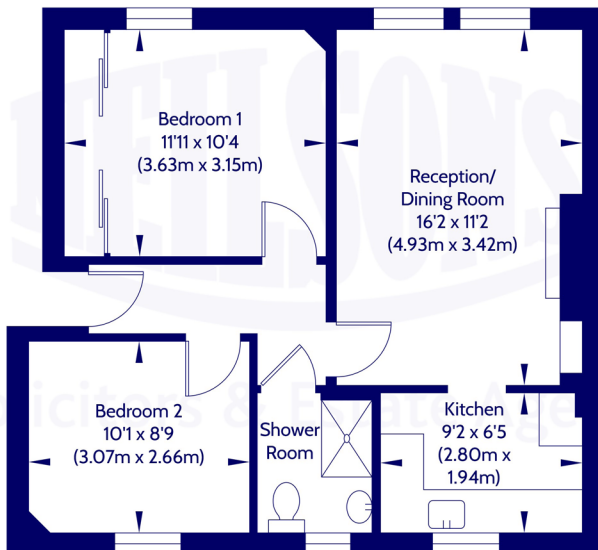
The popular area of Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many local facilities whilst the City Centre is easily accessible by bus, car or 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 Sq M / 550 Sq Ft.

1st 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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