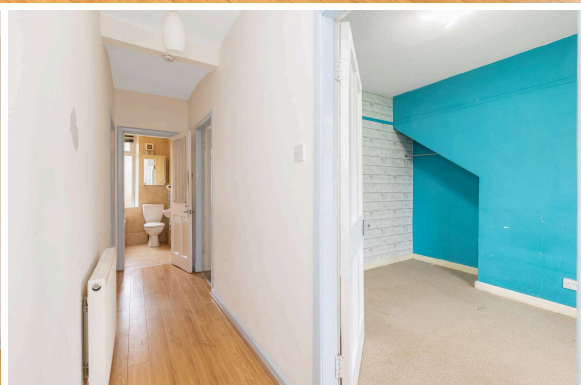




78 Stenhouse Crescent
STENHOUSE | EDINBURGH | EH11 3HU


warners
solicitors & estate agents



78 Stenhouse Crescent

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An excellent opportunity to acquire this two-bedroom lower villa, ideally suited to first-time buyers, downsizers or investors seeking an affordable property in an established residential area of Edinburgh.

The accommodation comprises a welcoming living room, a fitted kitchen, two well-proportioned bedrooms and a bathroom. The property further benefits from gas central heating and double glazing, offering comfortable accommodation with scope for a purchaser to personalise to their own taste.

Externally, the property enjoys private front and rear gardens, both laid to lawn, providing pleasant outdoor space to relax and enjoy. A private driveway offers the added convenience of off-street parking.

Situated in the popular Stenhouse area, the property is conveniently placed for local shops, schools, public transport links and a range of everyday amenities, with easy access to Edinburgh city centre and surrounding areas.

Offering excellent potential as a first home or buy-to-let investment, early viewing is recommended to appreciate the opportunity on offer.

- Attractive two-bedroom lower villa
- Spacious living room and fitted kitchen
- Two well-proportioned bedrooms
- Private front and rear gardens laid to lawn
- Private driveway providing off-street parking
- Ideal first-time purchase or buy-to-let investment in popular Stenhouse

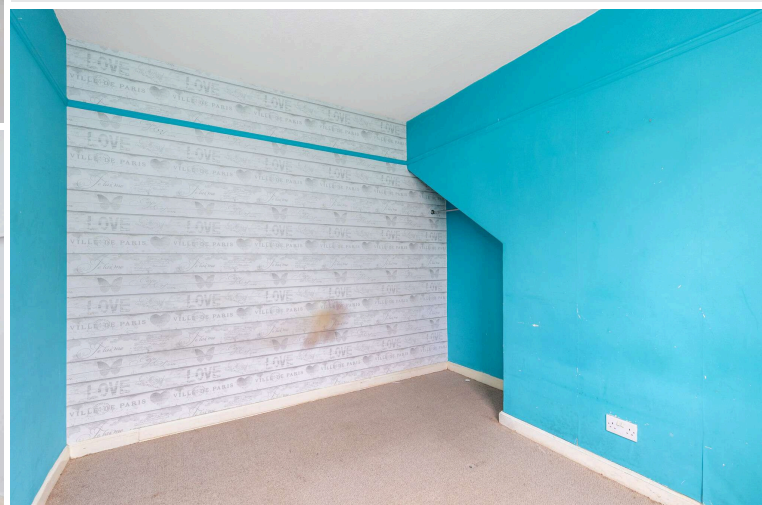
All blinds will be included in the sale.

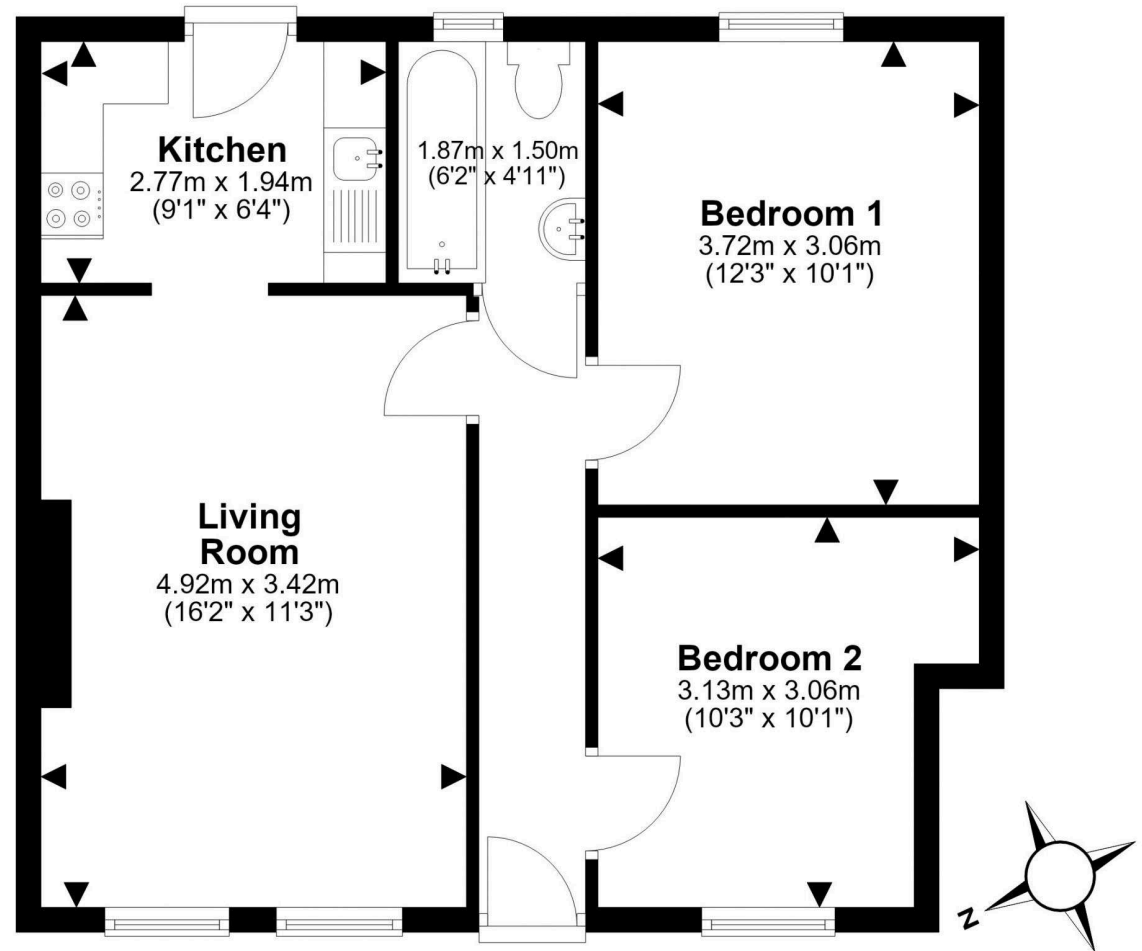
Energy rating C. Council Tax Band B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the popular Stenhouse area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative choice is available at the Gyle Shopping Centre, whilst Hermiston Gait is just a little further afield. Heading in an easterly direction, the city centre itself can be accessed by car in as little as ten to fifteen minutes, depending upon traffic. Leisurewise the choice is excellent and includes established clubs and organisations which cater for both adults and children alike, a private Health and Sports Club, Edinburgh Zoo and Murrayfield Ice Rink and Rugby Stadium. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





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.