GILSONGRAY
LAW • PROPERTY • FINANCE



100/1, STENHOUSE CRESCENT

Stenhouse, Edinburgh, EH11 3HU

1	2	1
Public Room	Bedrooms	Bathroom

Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

100/1, STENHOUSE CRESCENT

Set in an established residential development, this two-bedroom upper villa offers a practical layout and move-in ready interiors, alongside good transport connections into the city and outdoor recreation opportunities, including nearby routes along the Water of Leith. The social heart of the home is a generous lounge/dining room with a feature fireplace, while the separate kitchen is fitted with extensive cabinets and integrated appliances. Both bedrooms provide comfortable accommodation, with built-in mirrored wardrobes in the principal bedroom, and are served by a tiled shower room. Outside, the property benefits from a private rear garden and parking is unregulated on surrounding streets.











C
EPC RATING

B
COUNCIL TAX BAND

VIEWING
By appointment only with Gilson Gray on
0131 516 5366

Features

- Upper villa in popular Stenhouse
- Main door entrance
- Well-connected city location
- Welcoming entrance hall
- Spacious lounge/dining room
- Separate fitted kitchen
- Two double bedrooms
- Principal bedroom with mirrored wardrobes
- Tiled shower room
- Gas central heating
- Private rear garden
- Cavity wall insulation installed in 2020, backed by a 25-year guarantee
- Unregulated parking on surrounding streets











Extras: All fitted floor and window coverings and light fittings are included.

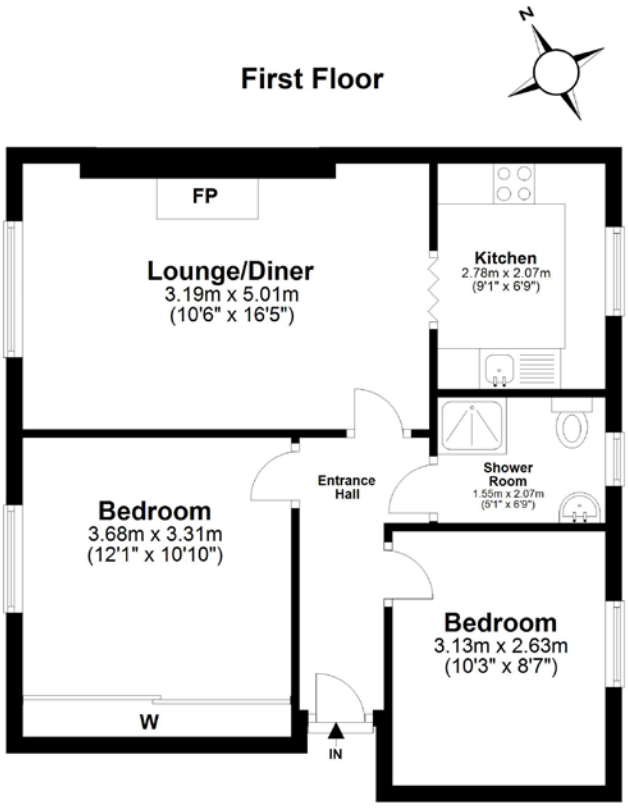


STENHOUSE, EDINBURGH

Stenhouse is a highly popular residential area situated just west of the city centre. Here, you will find a wealth of recreational facilities, good schooling, excellent transport links, and numerous leafy areas, including Saughton Public Park and Rose Gardens. For tranquil walks and picnics, the nearby Corstorphine Hill nature reserve and the picturesque Water of Leith provide the perfect place to escape the hustle and bustle.

For those seeking something more energetic, Murrayfield Ice Rink, Murrayfield Rugby Stadium, Saughton Sports Complex, and the Corn Exchange are all in close proximity. For golf enthusiasts, Carrick Knowe Golf Course is close by, providing a mature course that enjoys the iconic backdrop of Edinburgh Castle. Furthermore, schooling is well catered for from nursery to secondary level, and the area has a good range of local shops and services.

For more extensive shopping, the nearby Gyle Shopping Centre offers various high-street outlets, eateries, and family restaurants, as well as an M&S Food and a Morrisons supermarket. The area is also well served by day and night buses and enjoys easy access to the City Bypass, Edinburgh International Airport, and the M8 and M9 motorway networks.



Total area: approx. 51.3 sq. metres (551.9 sq. feet)

100/1 Stenhouse Cres, Edinburgh

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