



15 Stenhouse Crescent, Edinburgh, EH11 3JJ

Beautifully Presented, South-Facing, Two-Bedroom, Traditional, Lower Villa

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Property Description

Beautifully presented, south-facing, two-bedroom, traditional, lower villa with private gardens. Conveniently located in the popular Stenhouse area, to the west of Edinburgh city centre.

Comprises a vestibule, hallway, living/dining room, kitchen, two bedrooms and a shower room.

Highlights include a modern fitted bathroom and kitchen (with appliances) and high-quality wood flooring.

In addition, there is double glazing, gas central heating and light tasteful decor throughout.

There is a private, low-maintenance front garden, as well as a shared green, with a private, low-maintenance garden plot beyond.

A bright entrance vestibule opens into a welcoming hallway, both finished with high-quality wood flooring which continues into a living and dining room on the left. The tastefully presented reception room features a contemporary, wall-mounted fire and offers a spacious, versatile floor plan for both lounge and dining furniture. Conveniently adjoining, a kitchen is fitted with modern, gloss-white units and stone-effect worktops, whilst appliances include an integrated oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a freestanding washing machine.

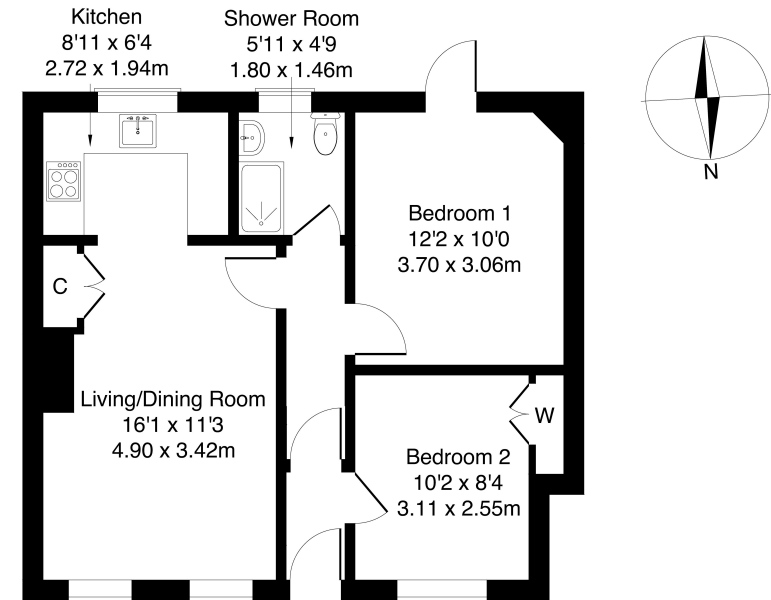
Two well-proportioned bedrooms continue the tasteful decor of the living space, with bedroom two further benefiting from built-in wardrobe storage and bedroom enjoying garden access via a glazed door.

Completing the accommodation, a shower room comprises a glazed, corner shower cubicle, a two-piece suite, vanity storage, a chrome, ladder-style radiator and panel splash walls.



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Approximate Gross Internal Area: (560 sq ft - 52 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Stenhouse is a long-established suburb, lying west of the Edinburgh city centre. There is a good range of amenities which include local shops and a Tesco Express, whilst supermarket shopping is available at the 24-hour ASDA at Chesser, the Edinburgh West Retail Park with Costa and M&S Food Hall, and a Sainsbury's at Longstone. Napier, Heriot-Watt, and Edinburgh universities are within easy

reach, whilst leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, Pure Gym on Gorgie Road, numerous golf courses and the open walking spaces of Colinton Dell and the Water of Leith. Regular bus services are available from both A71 Gorgie Road and Stenhouse Drive, whilst tram stops are at Saughton and Balgreen.





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