

STENHOUSE

33 Stenhouse Crescent, EH11 3JN

OFFERS OVER £100,000

- Quietly situated, south facing main door lower villa with private garden to front and separate area with decking and shed to rear.
- Entrance vestibule, hall, living room, separate kitchen, two double bedrooms and bathroom with shower.
 - Full gas central heating and UPVC double glazing.
 - Modern kitchen and bathroom.
 - Stripped and varnished wooden floors.
- Well located in the west of the City close to public transport links.
 - Free on street parking.

Viewing: Thursdays 7pm-9pm Sundays 2pm-4pm Or telephone 07988 844277



Entrance Vestibule – (3'1" x 6")

Accessed via a solid hardwood door. Meters at high level. Stripped wooden floor.

Hall (10" x 3'1")

Ceiling light. Central heating radiator. Thermostat control for central heating. Single power point. Stripped wooden floor.

Living Room (16'5" x 11'2")



Bright, well proportioned living room with twin, double glazed windows facing south. Timber fireplace with reconstituted marble insert and hearth. Recessed press with shelves and cupboard below. Central heating radiator. Central ceiling light. Wooden Venetian blinds. Telewest and Broadband connections. Telephone point. Two single and one double power points. Stripped wooden floor.

Kitchen (6'10" x 6'4")

Accessed from the living room and with double glazed window to rear with blind. Ample base and wall units and stainless steel sink and drainer. Automatic washing machine, gas cooker and fridge all included. Tiled splash-back. Central heating radiator. Recently installed Worcester combi boiler. Linoleum, tile effect floor.

Bedroom 1



Bedroom 1 (12'1" x 10').

Large double bedroom with double glazed window to rear. Picture rail and high level feature shelf. Central heating radiator. Central ceiling light. Two single power points. Stripped wooden floor.

Bedroom 2 – (10'2" x 8'3" widening to 10'1")

Further double bedroom with double glazed window to front. Central ceiling light. Central heating radiator. Two single power points. Broadband connection. Stripped wooden floor.

Bathroom (6'1" x 4'11").

Well appointed bathroom with frosted, double glazed window to rear. Fully tiled to ceiling level and with three piece white suite and Triton electric shower with folding shower screen. Four recessed halogen downlighters. Wooden shelves. Heated towel rail. Tiled floor.

Garden



Private garden to front bounded by hedge and further good sized separate garden area to rear with decking and shed.

Extras

Washing Machine, Fridge and Cooker together with all blinds

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Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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