



CLANCYS

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4 Stenhouse Mill Crescent,

EDINBURGH, EH11 3LP



Description

Clancy's Solicitors & Estate Agents are delighted to present this beautifully presented three bedroom, semi-detached family home, located in the popular Stenhouse area, to the west of Edinburgh city centre. The property is offered to the market in move-in condition and will make a superb family home. The accommodation comprises a welcoming entrance hallway, living room, a modern kitchen which gives access to the dining room. A carpeted staircase leads to the upper landing which gives access to three double bedrooms and a contemporary shower room. The property further benefits from gas central heating, double glazing, good storage facilities, private gardens to the front and rear and a driveway. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Location

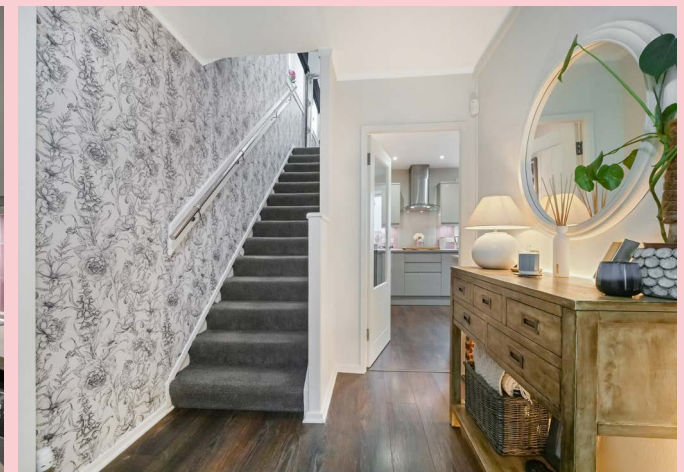
Stenhouse is an established residential area lying to the west of the city centre. There are ample local amenities with larger supermarkets close by, Asda at Edinburgh Corn Exchange, Tesco at Corstorphine and the South Gyle shopping centre all just a short drive away. Napier, Heriot-Watt, and Edinburgh universities are within easy reach, whilst leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre and Pure Gym on Gorgie Road. There are numerous golf courses in the area and the open walking spaces of Colinton Dell and the Water of Leith are easily accessible. Regular bus services are available to and from the city and there are tram stops at Saughton and Balgreen.

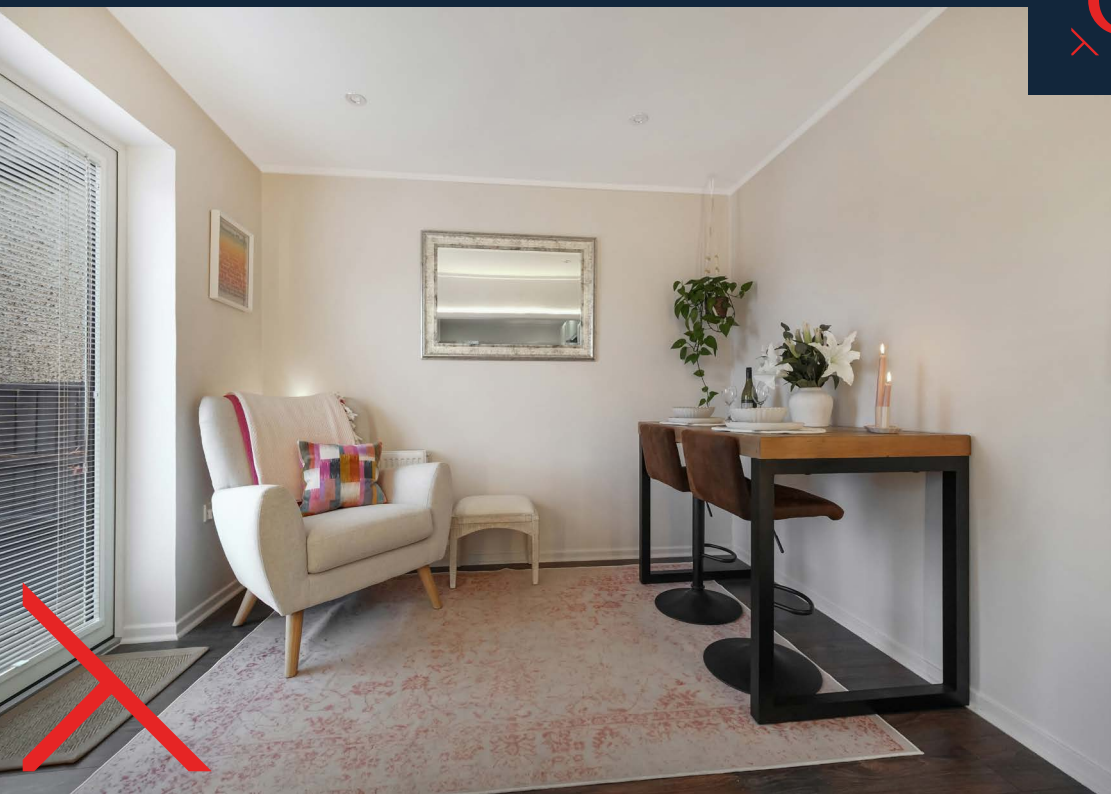
Extras

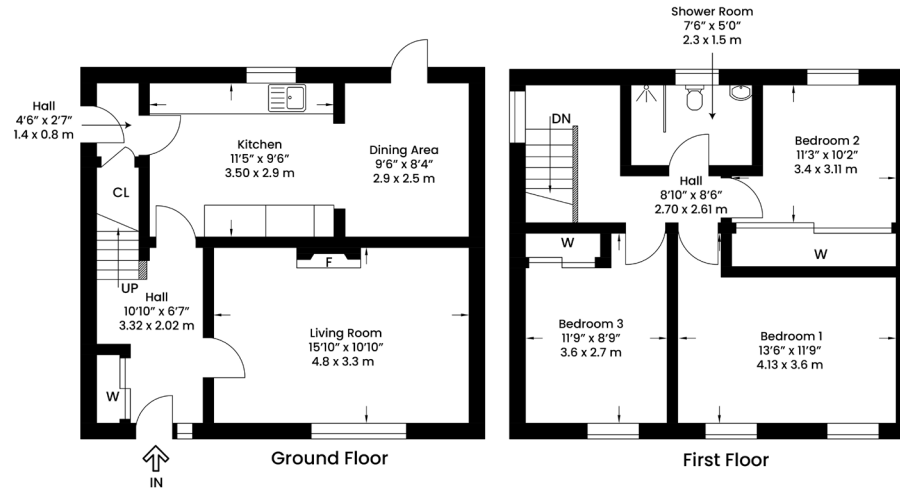
All fitted floor coverings.

Features

- Entrance hall
- Lounge
- Kitchen
- Dining room
- 3 Bedrooms
- 1 Shower room
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Driveway
- EPC rating - D
- Council Tax Band – D
- Tenure - Freehold







vistaBee
 This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D 10/02/7)
 vistaBee 2026

