

(Flat 1) 3 Stenhouse Crescent, EH11 3JJ

2 Bedroom – 1 – Council Tax: B



£170.000 Offers In Excess Of



Offers In Excess Of

MURRAY & CURRIE
PROPERTY



Accommodation...

The Features...

The Property...

Occupying a sought-after first-floor position on popular Stenhouse Crescent, this bright and well-proportioned two-bedroom flat offers comfortable accommodation, ideally suited to first-time buyers, professionals or investors alike.

The property enjoys a spacious and welcoming entrance hallway leading to a generous living room, flooded with natural light from a large front-facing window. The kitchen is well laid out with ample worktop and storage space, while both double bedrooms offer excellent proportions and flexibility for a range of furniture layouts. A modern bathroom completes the accommodation.

Further benefits include gas central heating, double glazing, excellent storage throughout and access to a shared rear garden.

Stenhouse Crescent is a well-established residential address to the west of Edinburgh city center, offering an excellent range of local amenities including supermarkets, cafés and leisure facilities. The Gyle Shopping Centre, Edinburgh Business Park and Edinburgh Airport are all within easy reach, while frequent bus and

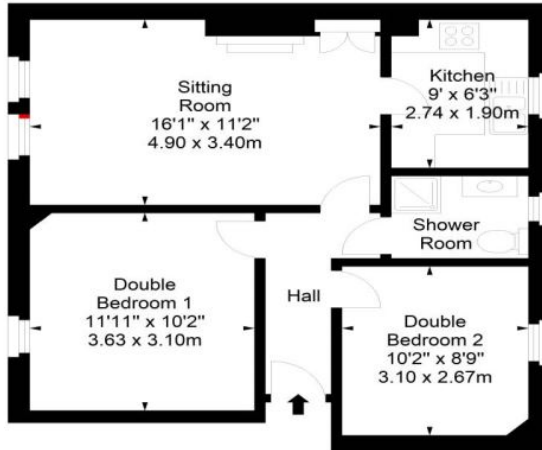


2 bedroom first floor flat in Stenhouse.

**Stenhouse Crescent,
Edinburgh,
Midlothian, EH11 3JJ**



Approx. Gross Internal Area
549 Sq Ft - 51.00 Sq M
For identification only. Not to scale.
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First Floor



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C	69	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Contact Details

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