




McEwan Fraser Legal

Solicitors & Estate Agents

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32 Stuart Crescent

EAST CRAIGS, EDINBURGH, EH12 8XS



EAST CRAIGS

EDINBURGH // EH12 8XS

This property is situated in the Corstorphine district of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities.

Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets namely Marks & Spencers and Morrisons to name but a few and here you will find everything for all your monthly requirements.

There is an excellent bus services a few minutes

from the property which will take you east into the city centre and beyond or heading west to Edinburgh Airport and the outskirts, there is also South Gyle train station which is within easy walking distance of the property. The Edinburgh city Bypass is within minutes' drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

Local state and private schools are also a short distance from the property as are a wide range of recreational facilities.



32 STUART CRESCENT

A beautifully presented one bedroom upper villa set within a quiet and popular residential area. The property is well located to take advantage of a host of local amenities. 32 Stuart Crescent is in excellent decorative order and comprises of an entrance vestibule and stairway,

living room with space for a dining table, double bedroom with fitted wardrobe space, modern fitted kitchen with electric cooker, washing machine and fridge/freezer. Bathroom with white three piece suite including bath with electric shower, wash hand basin and W.C. Outside there is a private garden to the rear as well as ample on-street parking.

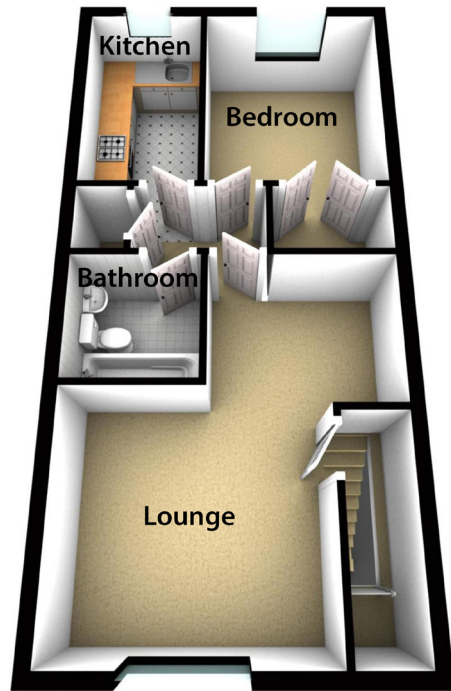
BEAUTIFULLY
PRESENTED
ONE BEDROOM
UPPER VILLA//
WITHIN A QUIET
AND POPULAR
RESIDENTIAL AREA



BEDROOM & FAMILY BATHROOM



SPECIFICATIONS
FLOOR PLAN & PROPERTY LOCATION



APPROXIMATE DIMENSIONS
(Taken from the widest point)

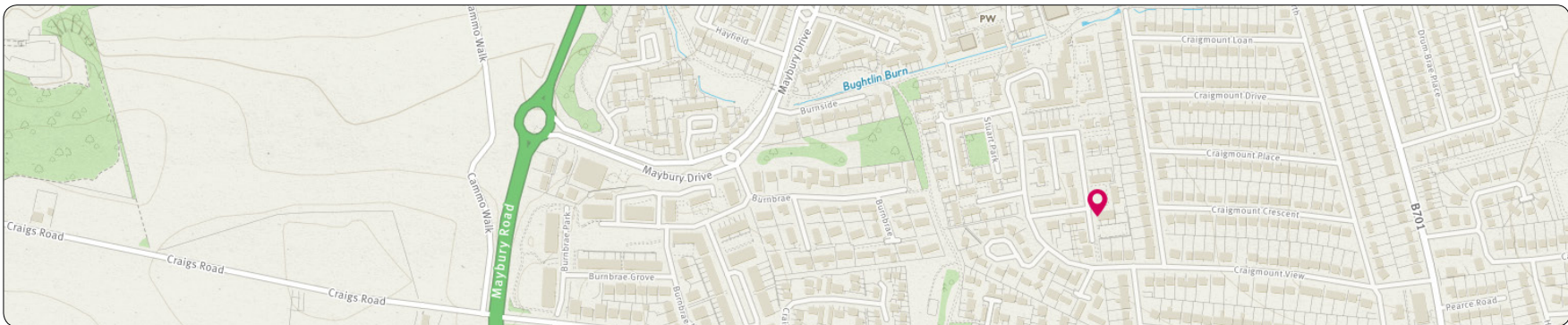
Lounge	5.36m (17'7") x 3.54m (11'7")
Kitchen	3.07m (10'1") x 1.75m (5'9")
Bedroom	3.04m (10') x 2.68m (8'10")
Bathroom	1.93m (6'4") x 1.91m (6'3")

GROSS INTERNAL FLOOR AREA (m²) - 44 m²

EPC Rating - C

EXTRAS
(Included in the sale)

All fixtures, fittings, carpets, curtains and kitchen appliances.



GARDEN AREA




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Part
Exchange
Available

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