

Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

781 ft<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## DESCRIPTION

This well-proportioned three-bedroom end terraced home in St Katharine's Crescent offers a fantastic amount of space and great potential, set within a popular and well-established residential area.

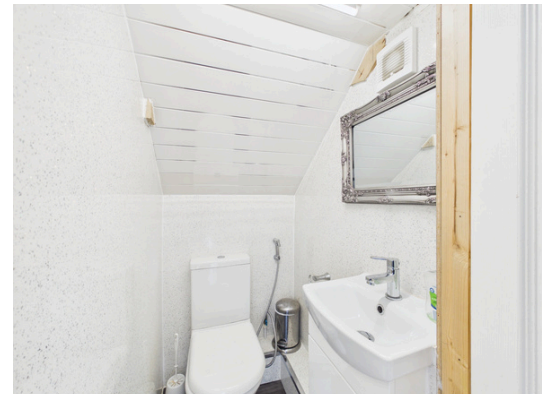
The property has a practical and easy-flowing layout. To the front is a well-sized kitchen, while to the rear there is a bright and spacious living room with French doors opening directly onto the back garden, creating a really nice connection between indoor and outdoor living and making it a great space for relaxing or entertaining.

Upstairs, there are three bedrooms, all offering useful storage and plenty of flexibility for families, home working or guest space. A family bathroom with shower is located on the upper level, with a convenient WC on the ground floor completing the layout.

Externally, the home really stands out for its outdoor space. There is a large driveway providing excellent off-street parking, along with a generous rear garden featuring a decked area, perfect for seating, summer dining or simply enjoying the space as it is or developing further over time.

Overall, this is a great opportunity for buyers looking for a spacious, well-located home with real potential to make it their own.

- Three-bedroom end terraced home in St Katharine's Crescent
- Popular and well-established EH16 residential area
- Kitchen positioned to the front of the property
- Spacious living room with French doors to rear garden
- Three bedrooms with useful storage options
- Family bathroom with shower on upper level
- Convenient ground floor WC
- Large driveway providing ample off-street parking
- Generous rear garden with decked seating area
- Excellent potential throughout
- Ideal for families or buyers looking to add value
- Well-connected location with good local amenities and transport links



## Location

St Katharine's Crescent is well positioned within the popular EH16 area of Edinburgh, offering a great balance of city living and local convenience. The area is well served by a wide range of amenities, with nearby supermarkets, cafés and everyday shops all within easy reach, as well as larger retail options available at Cameron Toll Shopping Centre. The location is particularly appealing for those working or studying in the city, with excellent public transport links providing quick and easy access into Edinburgh City Centre. The Royal Infirmary of Edinburgh is also close by, making this an ideal spot for healthcare professionals.

For outdoor space, residents can enjoy nearby green areas including Holyrood Park and Arthur's Seat, perfect for walking, running and taking in some of the city's most iconic views. A selection of well-regarded schools and local facilities further enhance the appeal, making St Katharine's Crescent a convenient and well-connected place to live within Edinburgh.

