



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**18 STENHOUSE GARDENS**

Stenhouse, Edinburgh, EH11 3JL



This main-door lower villa is a well-presented two-bedroom residence, which is decorated in neutral hues throughout. The southwest-facing home offers bright and well-proportioned accommodation, with excellent built-in storage. It also benefits from private gardens to the front and rear that both feature neat lawns and established planting. Ideal for a wide variety of buyers, the property has a convenient setting in popular Stenhouse, set within easy reach of amenities, schools, and bus links, providing an easy commute into the city centre.

Extras: an integrated oven/grill and gas hob are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Well-presented lower villa
- Popular location in Stenhouse
- Private main-door entrance
- Vestibule and central hall with storage
- Living room with southwest-facing aspect
- Fitted kitchen with garden access
- Two double bedrooms with built-in wardrobes
- Bright shower room with three-piece suite
- Well-maintained front and rear gardens
- One garden shed and a shared greenhouse
- Unrestricted on-street parking







"A WELL-PRESENTED LOWER VILLA, WITH TWO DOUBLE BEDROOMS AND EXCELLENT BUILT-IN STORAGE, AS WELL AS NEATLY KEPT PRIVATE GARDENS"





EPC RATING:



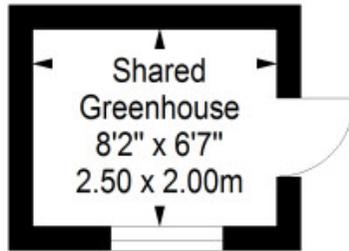
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

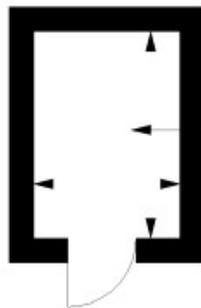
### Shared Greenhouse

Approx. 5.00 sq. metres (53.8 sq. feet)



### Shed

Approx. 3.2 sq. metres (34.4 sq. feet)



Shed  
6'11" x 4'11"  
2.10 x 1.50m

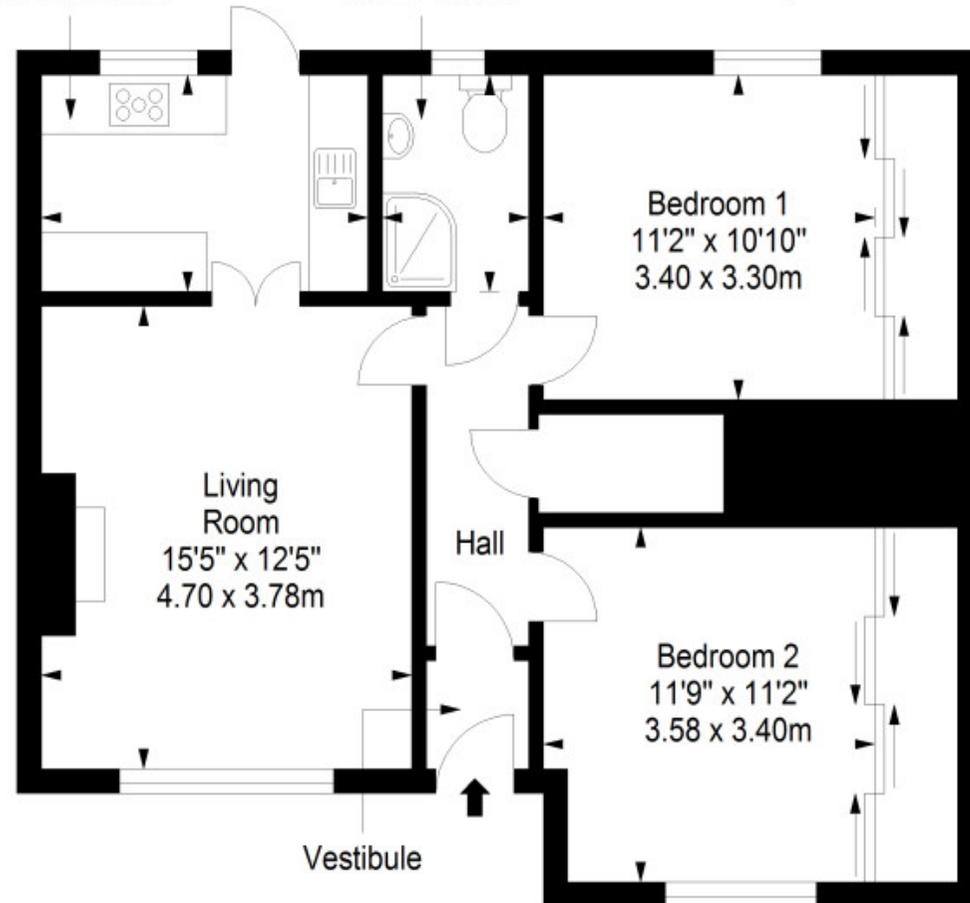
### Ground Floor

Approx. 70.9 sq. metres (763.2 sq. feet)



Kitchen  
10'9" x 6'7"  
3.28 x 2.00m

Shower Room  
7'1" x 4'9"  
2.16 x 1.45m



Bedroom 1  
11'2" x 10'10"  
3.40 x 3.30m

Living Room  
15'5" x 12'5"  
4.70 x 3.78m

Hall

Bedroom 2  
11'9" x 11'2"  
3.58 x 3.40m

Vestibule

Total area: approx. 79.1 sq. metres (851.4 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

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0131 516 5366



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## EAST LOTHIAN

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## DUNDEE

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## BORDERS

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