



# 52 STEVENSON DRIVE

Stenhouse, Edinburgh, EH11 3DJ



1

Public Room



2

Bedrooms



1

Bathroom





# 52 STEVENSON DRIVE

Introducing a beautiful main-door upper villa with a private garden, offering bright and spacious accommodation that is neutrally decorated throughout – the ideal aesthetic for new buyers. The home is of a high standard and it benefits from a quality kitchen and four-piece bathroom. It has two large double bedrooms as well, providing the versatility to meet a range of lifestyles, including city professionals, young families, couples, and first-time purchasers alike.

Located in Stenhouse, the property has a desirable location in a highly popular residential area. It offers excellent practicality too, with a wide range of supermarkets and convenience stores nearby, in addition to a selection of eateries, bars, and cafes. Schools are within easy walking distance, along with bus links for a swift connection to Edinburgh city centre, which can be reached in just 20 minutes (whether travelling by car or public transport).









**C**  
EPC  
RATING

**B**  
COUNCIL  
TAX BAND

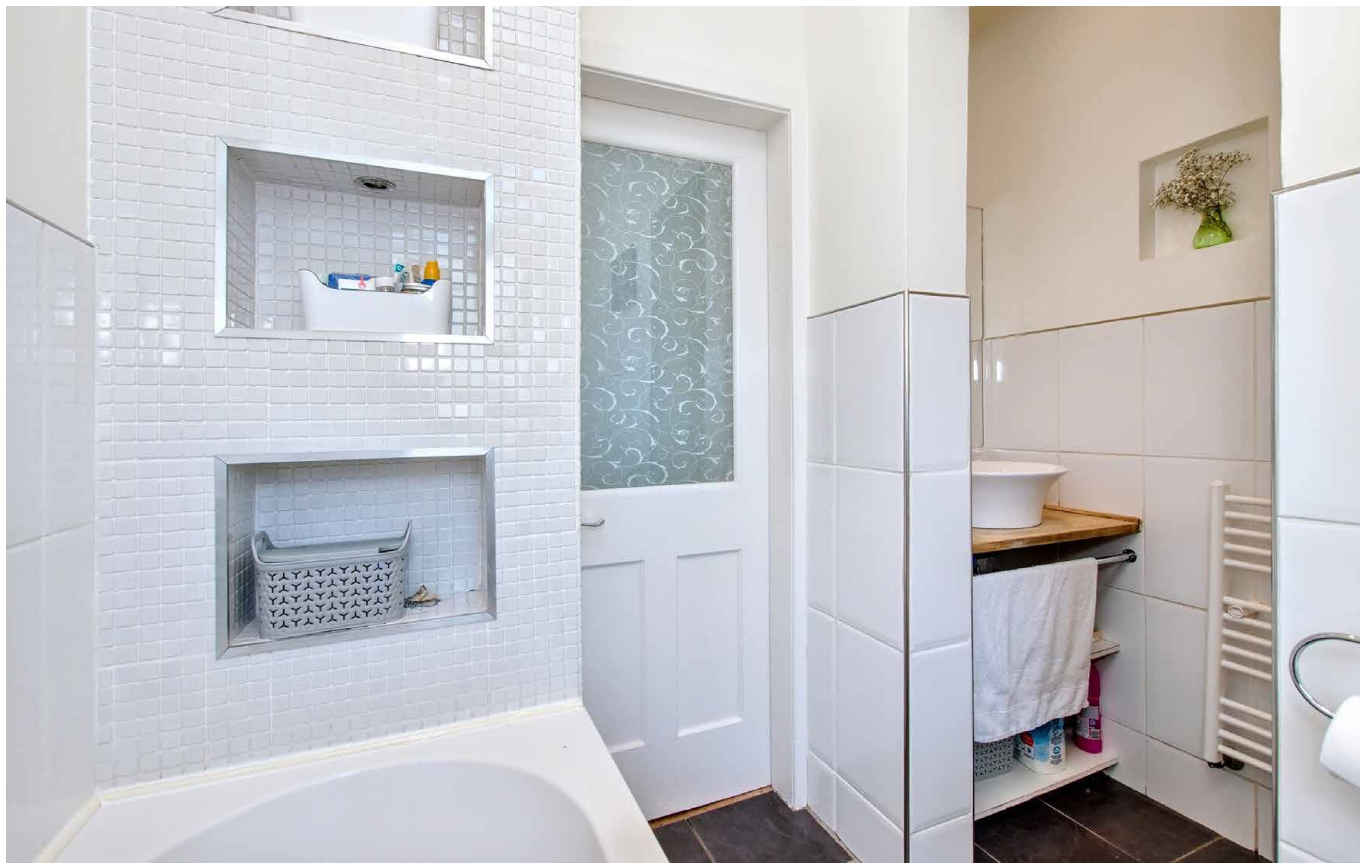
**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Upper villa with attractive neutral interiors
- Situated in the heart of popular Stenhouse
- Private main-door to upper hall with storage
- Living/dining room with a focal-point fireplace
- Southeast-facing kitchen that is well appointed
- Two double bedrooms (one with a wardrobe)
- 4pc bathroom with a separate shower cubicle
- Enclosed private garden with a generous lawn
- Well-kept communal rear garden laid to lawn
- Unrestricted on-street parking in the vicinity







Extras: an integrated oven, gas hob, and extractor hood, a freestanding fridge/freezer, and a washing machine to be 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.

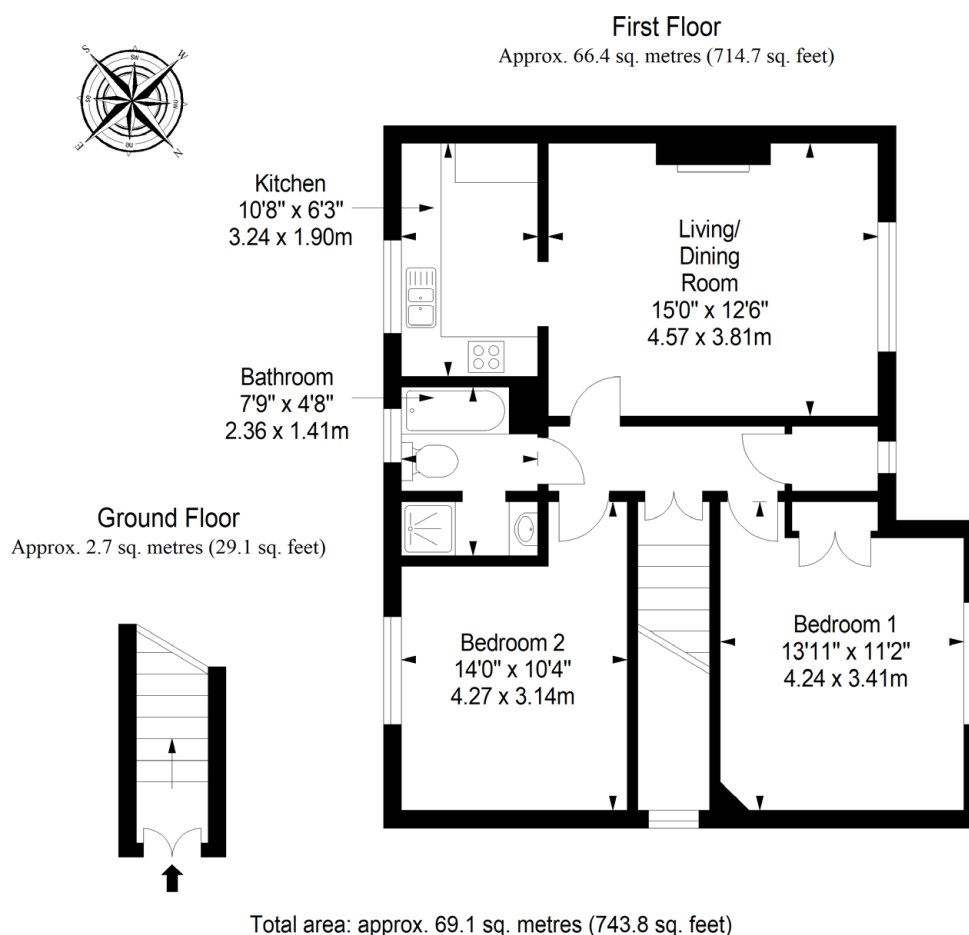






# STENHOUSE, EDINBURGH

Stenhouse is a highly popular residential area situated just west of the city centre. Here, you will find a wealth of recreational facilities, good schooling, excellent transport links, and numerous leafy areas, including Saughton Public Park and Rose Gardens. For tranquil walks and picnics, the nearby Corstorphine Hill nature reserve and the picturesque Water of Leith provide the perfect place to escape the hustle and bustle. For those seeking something more energetic, Murrayfield Ice Rink, Murrayfield Rugby Stadium, Saughton Sports Complex, and the Corn Exchange are all in close proximity. For golf enthusiasts, Carrick Knowe Golf Course is close by, providing a mature course that enjoys the iconic backdrop of Edinburgh Castle. Furthermore, schooling is well catered for from nursery to secondary level, and the area has a good range of local shops and services. For more extensive shopping, the nearby Gyle Shopping Centre offers various high-street outlets, eateries, and family restaurants, as well as an M&S Food and a Morrisons supermarket. The area is also well served by day and night buses and enjoys easy access to the City Bypass, Edinburgh International Airport, and the M8 and M9 motorway networks.



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.