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Offers Over

£185,000

52 Stenhouse Drive

Stenhouse | Edinburgh | EH11 3JT

An excellent opportunity has arisen to acquire this charming two-bedroom upper villa, nestled within a quiet pocket of Stenhouse. Close to local amenities and excellent transport links, this property is ideal for first-time buyers and investors alike, offering a comfortable and stylish living space in a sought-after location.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Private and Communal Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

Upon entering through the main door, a private internal staircase leads to the inner landing, which benefits from a large storage room, providing ample space for everyday essentials. The front-facing reception room is bright and spacious, offering the perfect area for both relaxing and entertaining. With plenty of room for lounge and dining furniture, it is a welcoming space filled with natural light. The modern kitchen is fitted with sleek white wall and base units, complemented by a marble-effect worktop for a contemporary finish. Overlooking the garden, this well-equipped space provides ample storage and worktop space, ideal for cooking and meal preparation. The principal bedroom enjoys an open rear aspect, enhancing the sense of space and tranquillity. It also benefits from full-height, mirrored fronted wardrobes, offering excellent storage while adding to the room's light and airy feel. The second bedroom is another generous double, providing flexibility as a guest room, home office, or additional family space. The stylish bathroom is well-appointed with a sleek white three-piece suite, including a dual-headed thermostatic shower, vanity storage, and a heated towel rail. The contemporary look is completed with high-quality acrylic wet wall panelling, ensuring a clean and modern finish. For those in need of extra storage, the property also benefits from a floored attic, offering additional space to keep belongings neatly tucked away.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property enjoys well-maintained side and rear gardens, providing a lovely outdoor space, including a shared drying area for convenience. On-street parking is readily available, making this an excellent home for those with a vehicle.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

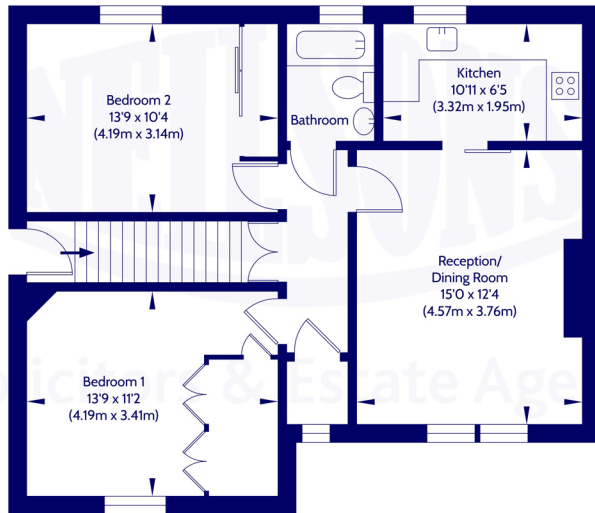
Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many further facilities whilst the City Centre is easily accessible by bus, car or tram. Both the Gyle Shopping Centre and Fountain Park leisure complex are located only a short distance away with facilities including a health and fitness centre, multi-screen cinema and many bars and restaurants. Schooling is well catered for at both primary and secondary levels and recreational facilities include the Carrick Knowe Golf Course, Saughton Park and Murrayfield Stadium.





Approx. Gross Internal Floor Area 66.69 Sq M / 718 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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