



Offers Over  
**£170,000**

## 61 Stenhouse Avenue

Stenhouse | Edinburgh | EH11 3DE

This spacious and well presented main door lower villa with private gardens to front, side and rear is quietly positioned within the sought-after Stenhouse area, close to a fantastic range of local amenities and transport links.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- On-street parking
- Private gardens
- EPC Rating – C
- Council Tax Band - B



## Description

In brief the accommodation comprises; entrance vestibule leading to welcoming entrance hallway, generously proportioned and bright lounge/dining with feature fireplace, stylish fitted kitchen overlooking the rear, light and airy principal bedroom quietly tucked away to the rear, further well proportioned bedroom with fitted storage and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the cooker, washing machine, fridge and freezer. Items of furniture can be made available through separate negotiation.

## Gardens & Parking

There are beautifully maintained private gardens located to the front, side and rear of the property. There is also a communal drying area together with ample on-street parking to the front and surrounding area. The two garden sheds will be included in the sale.

## Viewing

Please contact Neilsons on 0131 625 2222.





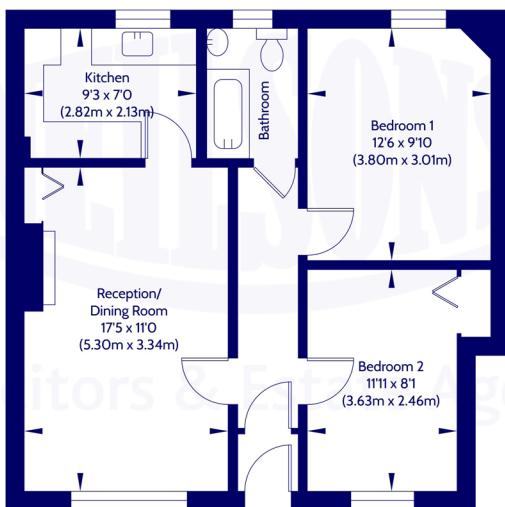
## Location

The popular area of 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 local 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, facilities include 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 57 Sq M / 609 Sq Ft.

### Ground 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.



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floor plan and further information.



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