



Solicitors & Estate Agents



49/1 Stenhouse Drive

Corstorphine | Edinburgh | EH11 3JS

A bright and well proportioned upper villa which would now benefit from a degree of modernisation, quietly located in a residential area close to superb amenities and transport links and benefitting from a good-sized private garden and monoblock driveway.

-  2 Bedrooms
-  1 Reception room
-  1 Bathroom
-  Private southwest facing garden
-  Driveway
-  EPC rating – C
-  Council tax band- B



Description

The property is offered for sale chain free and would make an ideal first time buy. Whilst a degree of cosmetic upgrading would be beneficial the home benefits from modern upvc double glazing and gas central heating, both installed approximately three years ago. The front door opens to an L-shaped central hallway. The generous reception room is to the front and offers ample space for both living and dining furniture, the kitchen is located off the reception room to the rear of the property overlooking the gardens. It is fitted with wall and base units with an integrated oven and hob. There are two good sized double bedrooms and a bathroom with white three piece suite.



Extras

The white goods are included in the sale.

Garden and Driveway

The property benefits from a good sized area of private southwest facing garden to the rear, which has been paved for ease of maintenance. There is a large drying green, laid to lawn, shared with the lower villa. A monoblocked driveway provides off street parking to the front.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

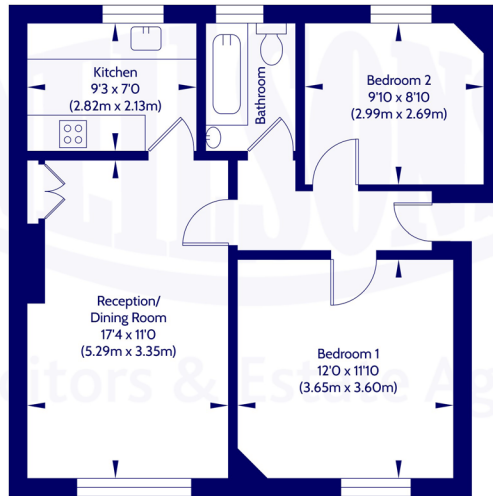
Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many further facilities whilst the City Centre is easily accessible by bus, car or tram. Both the Gyle 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 55 Sq M / 589 Sq Ft.

1st 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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