



92 Stevenson Road, Edinburgh, EH11 2SJ

www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this fabulous three bedroom lower traditional extended villa offering well-proportioned accommodation along with a driveway and gardens. The property is ideally located in the Balgreen area of Edinburgh which lies to the West of the City Centre close to an abundance of local amenities and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule into the reception hallway with useful storage.
- Open plan living/dining and kitchen area with patio doors accessing the garden.
- Fully equipped kitchen with a range of wall and base units along with integrated appliances.
- Dining area.
- Front facing generous sized double bedroom.
- Double bedroom dual aspect front facing.
- Third double bedroom.
- Stylish bathroom comprising WC, wash hand basin and walk in shower, ladder radiator.
- Gas central heating.
- Double glazing throughout.
- Gardens to the side with a driveway to the front, decking



Location

A sought-after suburb to the west of Edinburgh's City Centre, Balgreen offers excellent amenities as well as swift access into town. Within walking distance of the property, you will find Saughton Park and Gardens. It also boasts a children's play area, outdoor gym, recreational sports pitches, and walking and cycle paths. Other fantastic recreational pursuits are available at some of the City's most renowned golf courses including the 18-hole course at Murrayfield Golf Club and the mature parkland course at Carrick Knowe. You can enjoy peaceful walks at Corstorphine Hill or take in the scenic Water of Leith walkway which leads to the historic Dean Village. There is a Gym Group facility minutes away whilst David Lloyd Health Club, Corstorphine boasts tennis courts, indoor and outdoor swimming pools. Daily shopping needs are met on Gorgie Road which has convenience stores, newsagents, chemists, takeaways, and more. Sainsbury's at Murrayfield, and an Aldi on Gorgie Park Road, are both less than a five-minute drive

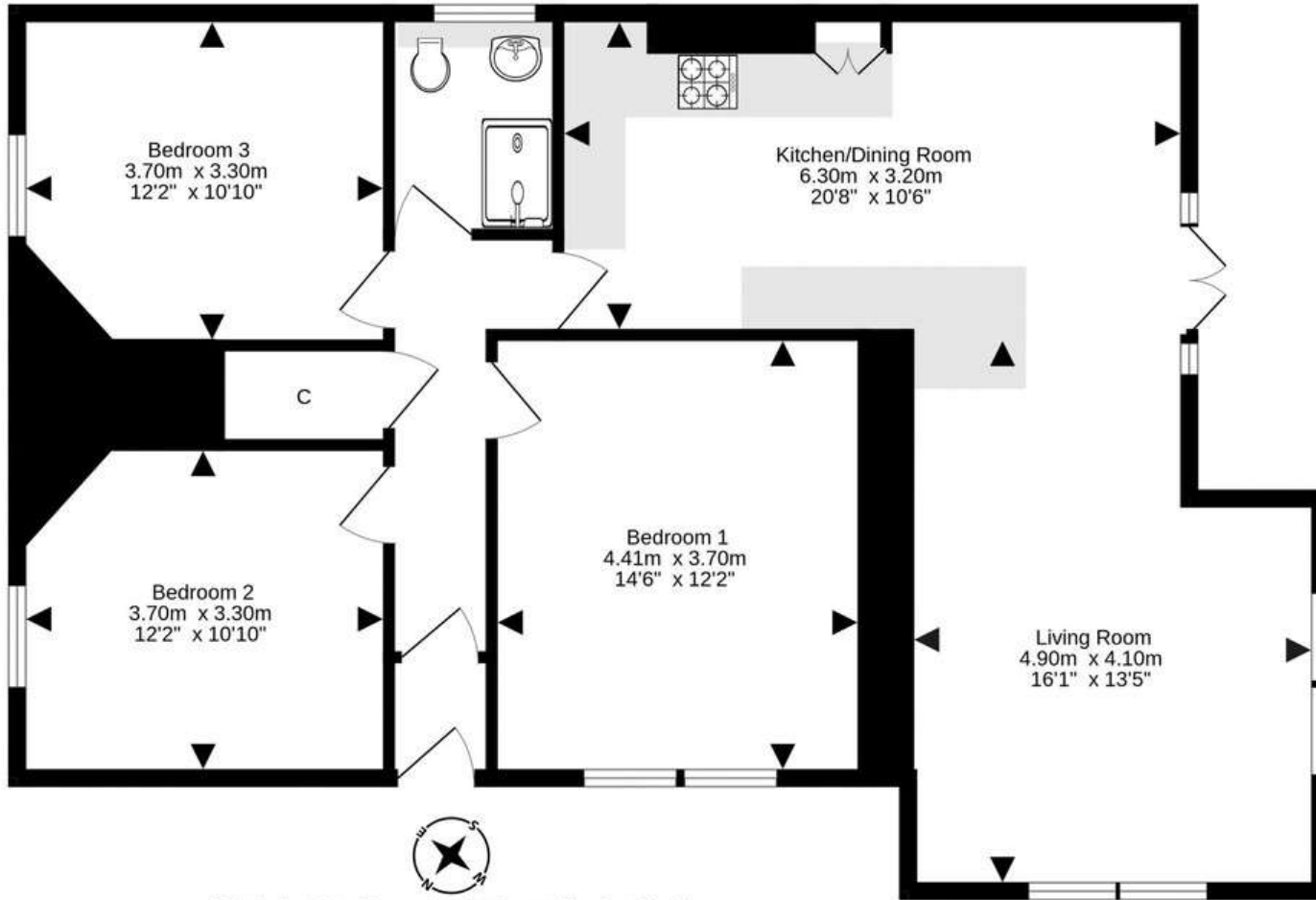
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

