



112 Stenhouse Avenue

Stenhouse, Edinburgh, EH11 3DB



VMH ESTATE AGENTS



2 bedroomed lower villa in popular Stenhouse area to the west of the city centre, in need of modernisation.

- Sitting room
- Kitchen
- 2 double bedrooms
- Bathroom with shower
- Front & rear gardens
- Excellent location close to amenities
- In need of modernisation
- Ideal for a first-time buyer
- Gas central heating & double glazing



Offers Over: £145,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

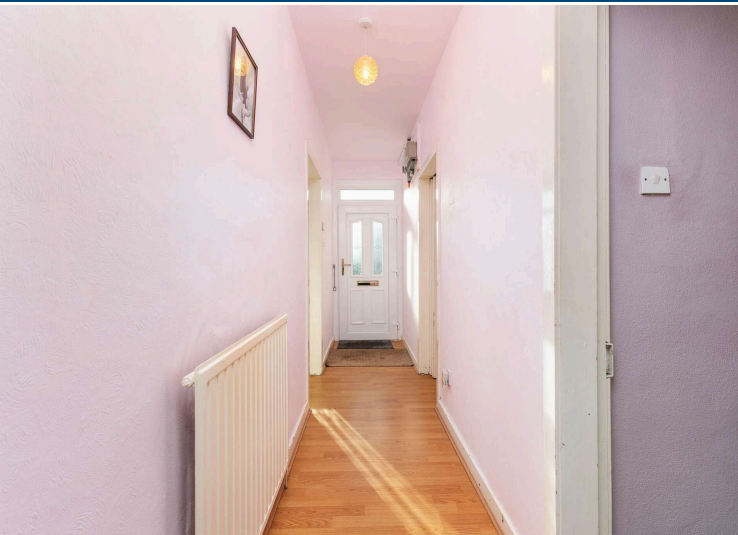
About the Property

This spacious 2 bedroomed lower villa is situated in the popular Stenhouse area to the West of the city with excellent local amenities and easy access to the city centre.

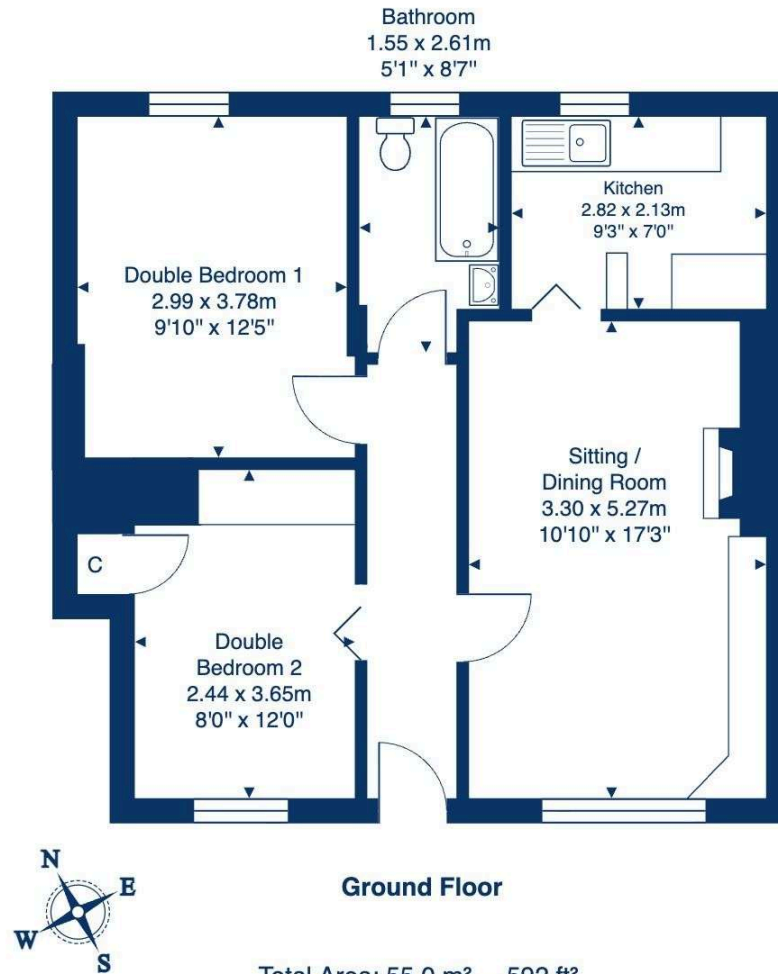
The property further benefits from gas central heating, double glazing and private front & rear garden areas.

Extras

To include all fitted floor coverings, carpets, curtains & blinds and washing machine. Please note no warranty will be given.



112 Stenhouse Avenue, Edinburgh, EH11 3DB



All measurements are approximate and for display purposes only.

Location

Stenhouse is an established residential area lying to the west of the city centre. There are ample local amenities with larger supermarkets close by, Asda at Edinburgh Corn Exchange, Tesco at Corstorphine and the South Gyle shopping centre all just a short drive away. Napier, Heriot-Watt, and Edinburgh universities are within easy reach, whilst leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre and Pure Gym on Gorgie Road. There are numerous golf courses in the area and the open walking spaces of Colinton Dell and the Water of Leith are easily accessible. Regular bus services are available to and from the city and there are tram stops at Saughton and Balgreen.





VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.