



52 Stevenson Avenue
Edinburgh, EH11 2SN

Hallway
Living Room
Fitted Kitchen
Two Double Bedrooms
Family Bathroom
Floored Attic
Gas Central Heating & Double Glazing
Private Front & Rear Gardens
EPC: C
Council Tax Band: D

A fantastic opportunity has arisen to acquire this superb two bedroom upper villa nicely positioned within quiet residential street of the ever-popular Balgreen district of the city. Close to excellent amenities and transport links, this property will undoubtedly make an ideal purchase for growing families, professionals or investors. The property has been a much loved family home for almost 90 years, and welcomes modernisation in select areas, allowing for the exciting opportunity to set the style and standards of the home to your own liking.

The accommodation comprises; welcoming entrance vestibule and staircase up to hallway, bright and spacious bay-windowed lounge with walk-in cupboard, fitted kitchen with base and wall-mounted units and appliances including electric cooker, fridge, freezer and washing machine. Two double bedrooms; one with a walk-in wardrobe, and the other with a fitted wardrobe, foldaway bed, Edinburgh press cupboard and lovely rear facing views over the Water of Leith towards Corstorphine Hill. There is also a family shower room, and a staircase leading up to the floored attic which provide flexible use as a kids room, home office or storage room with access into the eaves. Gas central heating and double glazing throughout ensures a comfortable living environment all year round.

Externally, there property benefits to a well-kept private front garden, and an attractive, sunny rear garden with a storage shed, greenhouse, and lawn backing onto the Water of Leith. On-street residential permit parking provides ample parking for car owners.

The popular residential area of Balgreen is situated to the west of the City Centre and Stevenson Avenue is surrounded by lovely open green spaces, in particular the popular Saughton Park which with its playground, sports pitches and skate park is a lovely recreational area. The highly regarded Balgreen Nursery and Primary School are close at hand and there are good local amenities within walking distance, with a further selection available in the neighbouring areas of Roseburn and Gorgie including a large Sainsbury's supermarket. Excellent bus and tram services run from Balgreen into the City Centre as well as to the surrounding areas, and by car there is easy access to the Gyle Shopping Centre, City Bypass and Edinburgh Airport.

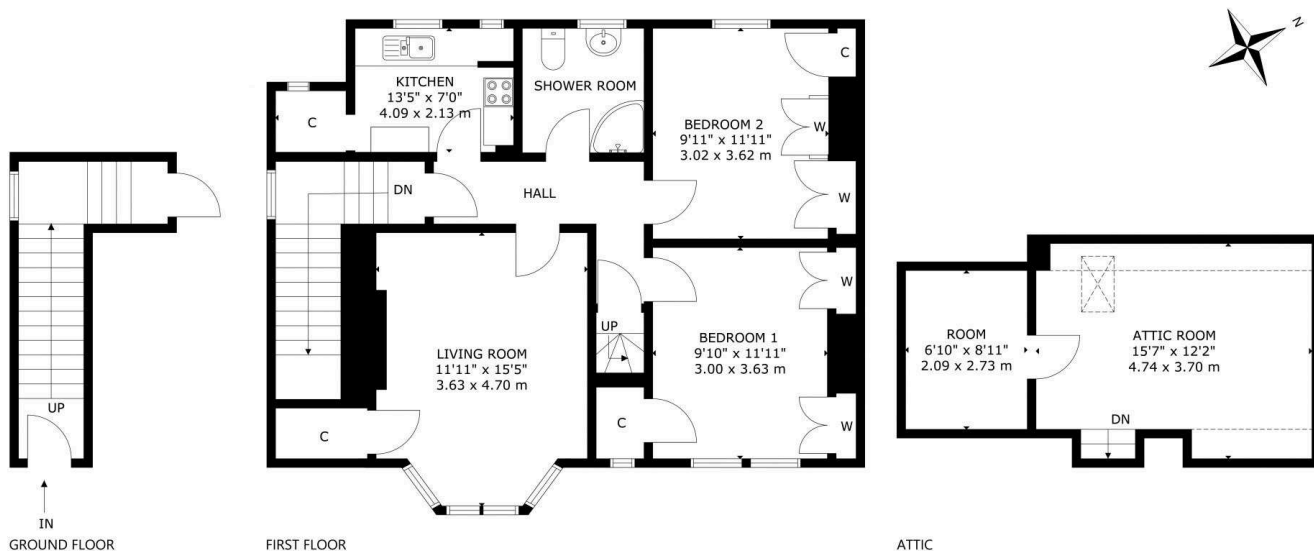












52 STEVENSON AVENUE, EDINBURGH, EH11 2SN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,117 SQ FT / 104 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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