



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**24 Stevenson Drive**

Stenhouse, Edinburgh, EH11 3LA



# 24 Stevenson Drive

Introducing a main-door lower villa which is presented in move-in condition, providing buyers with an appealing blank canvas throughout. The two-bedroom property has excellent storage to maintain a tidy home and it has two private gardens that are well kept. Furthermore, the property has a highly desirable location in Stenhouse, set within easy walking distance of supermarkets and other amenities, schools, and transport links for a quick connection into Edinburgh city centre. This residence is a superb home that will have mass appeal to a wide demographic.

Extras: all fitted floor and window coverings, light fittings, gas cooker, fridge/freezer, and washing machine to be included in the sale.



## Property Summary

- A well-presented main-door lower villa
- Situated in popular Stenhouse
- Crisp white décor throughout
- Welcoming vestibule and central hall
- Bright and airy living and dining room
- Openly accessed fitted kitchen
- Two double bedrooms with built-in wardrobes
- 3pc bathroom with overhead shower
- Private gardens to the front and rear
- Two garden sheds for storage
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £165,000











Bright and airy living and dining room, an openly accessed fitted kitchen and two double bedrooms











A 3pc bathroom with overhead shower and private gardens to the front and rear









Let us help you find your next  
**dream property!**



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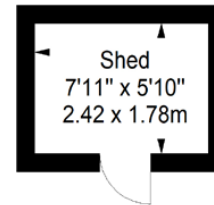
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

**CHARTERED FIRM**

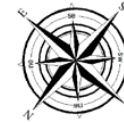
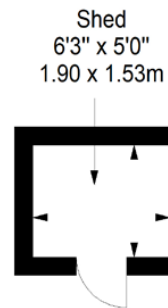
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

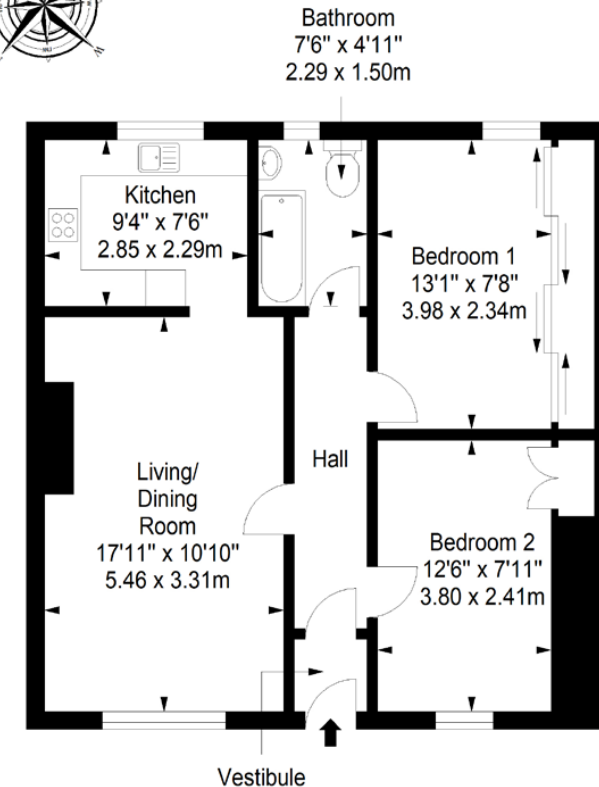
**Shed**  
Approx. 4.3 sq. metres (46.3 sq. feet)



**Shed**  
Approx. 2.9 sq. metres (31.2 sq. feet)



**Ground Floor**  
Approx. 60.0 sq. metres (645.9 sq. feet)



Total area: approx. 67.2 sq. metres (723.4 sq. feet)