



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**21 Stenhouse Avenue**

Edinburgh EH11 3HZ

# 21 Stenhouse Avenue

Immaculately presented, this two-bedroom main door lower villa, sits on a prime corner plot, in popular Stenhouse. The property is sure to appeal to a wealth of buyers and lies conveniently close to excellent amenities, such as shops, schools, transport links, and open spaces, with the heart of the city also within easy reach.

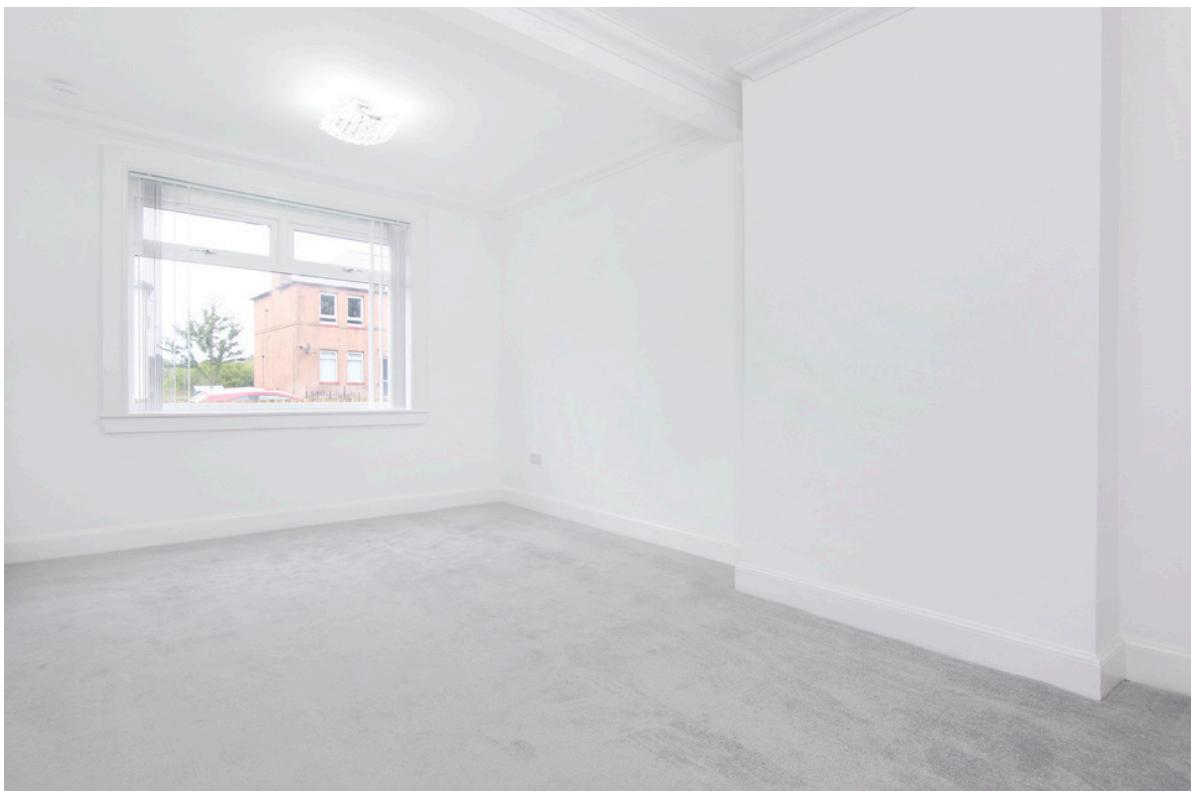
The property has been beautifully modernised and upgraded to a high standard, with a fresh neutral decor, in ready to move-in condition. Externally, 21 Stenhouse Avenue is accompanied by established garden to the front & rear of the property

Extras: fitted floors, light fittings, blinds, and all kitchen appliances, to be included in the sale.

## Property Summary

- Appealing lower villa
- Spacious lounge diner
- Chic white gloss kitchen
- Two double bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Shared drying green
- Un-restricted on-street parking
- EPC Rating - C | Council Tax Band - A

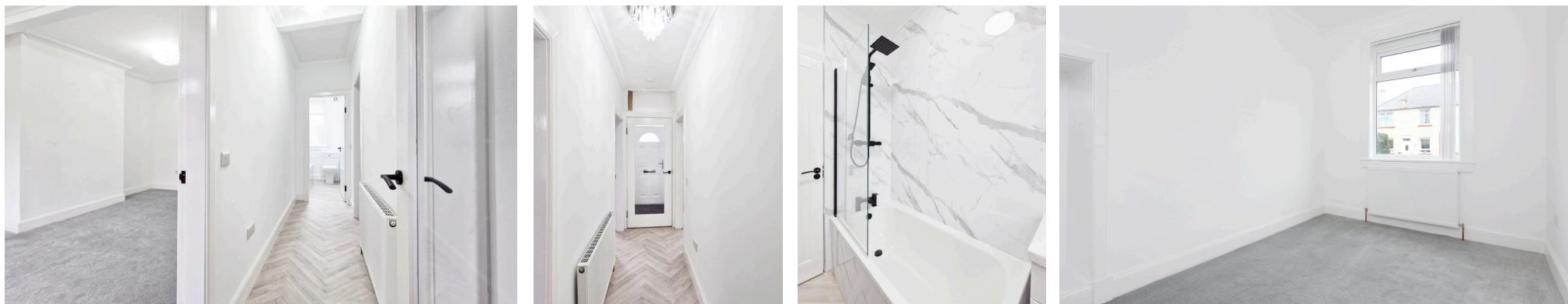
Home Report Value - £200,000







Beautifully presented, lower villa, with excellent outdoor space





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dream property!



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

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Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

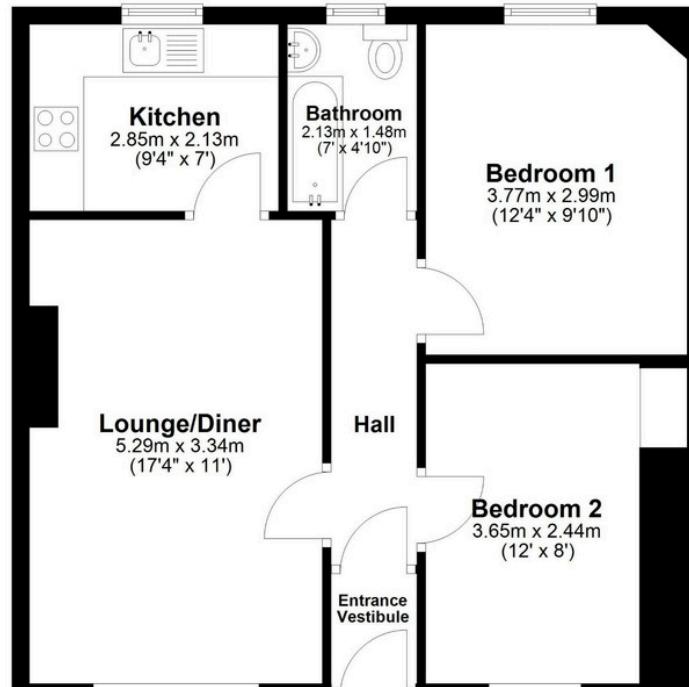


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DISCLAIMER

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.



## Location

Stenhouse is a very popular residential, some 3 miles west from the city centre. Good local amenities can be found at Stenhouse Cross or nearby Gorgie Road with both a Sainsburys and Asda store nearby. Hermiston Gait retail park and the Gyle shopping centre, are also a short drive/tram ride away. Various leisure opportunities include Carrick Knowe golf course and the extensive space of Saughton Park. Access to the cycle path network, offers pedestrian/cycle access around town. Murrayfield Ice Rink and Edinburgh Zoo are within easy reach. Schooling is well represented from nursery to senior level. With Stenhouse Primary less than a 10 minute walk and Balgreen Primary School, a short drive away. Frequent public transport including the tram network runs to the City Centre and surrounding areas. Easy access to Edinburgh City Bypass provides links to major motorway networks and Edinburgh International Airport.