



Offers Over
£180,000

35 Stenhouse Place West

Stenhouse | Edinburgh | EH11 3JW

A well-presented main door lower villa, boasting a private garden, driveway and superb transport links to Edinburgh City Centre. The property has been recently upgraded by the existing owner, with new flooring, kitchen and décor, making it an ideal investment property or first home.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Driveway
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- B



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Description

The accommodation briefly comprises: entrance hallway, well proportioned reception/dining room with attractive flooring, focal fireplace and coving to ceiling, recently modernised kitchen which has been fitted with a range of base and wall mounted units, with integrated gas hob/cooker, splash tiling and direct access to a decked area within the rear garden, good sized principal bedroom quietly situated to the rear with a bright southerly facing aspect, second bedroom with excellent storage and tiled shower room with two piece white suite and electric shower enclosure.

Please note that some of the photographs have been digitally staged to showcase the property as it would be furnished. The flat is currently empty.



virtually staged by HOMELi



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Extras

The property will be sold as seen with all fixtures, fittings, integrated appliances and white goods.

Gardens and Parking

To the front of the property there is an area of private garden laid to low maintenance artificial lawn, together with a gated drive providing secure off-street parking. To the rear there is a communal lawn, together with a private garden, with a variety of shrubs, bushes and a shed which will be included in the sale.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

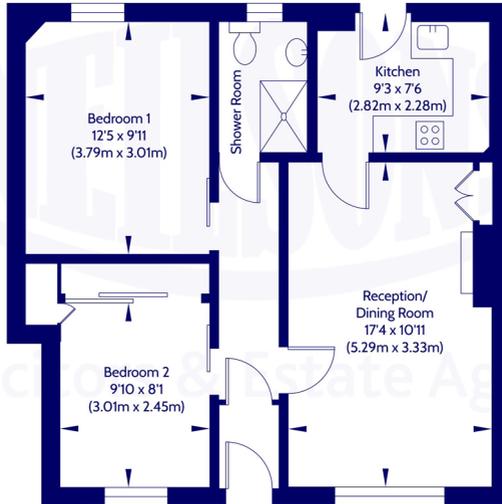
Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many further facilities whilst the City Centre is easily accessible by bus, car or tram. Both the Gyle Shopping Centre and Fountain Park leisure complex are located only a short distance away with facilities including a health and fitness centre, multi-screen cinema and many bars and restaurants. Schooling is well catered for at both primary and secondary levels and recreational facilities include the Carrick Knowe Golf Course, Saughton Park and Murrayfield Stadium.





Approx. Gross Internal Floor Area 56 Sq M / 606 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

