



Solicitors & Estate Agents



Offers Over

£190,000

85 Stenhouse Drive

Stenhouse | Edinburgh | EH11 3ES

Impressive and well-proportioned two-bedroom lower villa, quietly positioned within the popular residential area of Stenhouse. Benefiting from private garden space and off-street parking whilst being conveniently located close to excellent local amenities and superb transport links, the property is perfectly suited to first-time buyers, young professionals, and those looking to downsize.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private & shared gardens
-  Driveway
-  EPC Band – C
-  Council Tax Band - B



Description

The accommodation begins with a welcoming entrance hallway, where a large understairs cupboard with fitted shelving provides handy storage. The bright and airy lounge/diner offers a comfortable living space with ample room for lounge furniture as well as a small dining table and chairs, making it ideal for both relaxing and entertaining. The stylish kitchen, newly fitted in 2024, is well appointed with a range of integrated and freestanding white goods. Finished with partial wall tiling in the splash areas, it provides a practical and contemporary space for everyday living. There are two generous double bedrooms, one positioned to the front and the other to the rear of the property. Both offer excellent space for freestanding furniture and flexible layouts, with the second bedroom currently utilised as a home study. Completing the accommodation is the smart shower room, newly installed in 2025, featuring partial wall tiling, a rainfall corner shower, LED mirror, and heated towel rail.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property enjoys a private front garden incorporating a slabbed patio and a multi-car driveway providing valuable off-street parking. To the rear is a shared garden together with a private shed offering useful external storage.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, and washer/dryer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





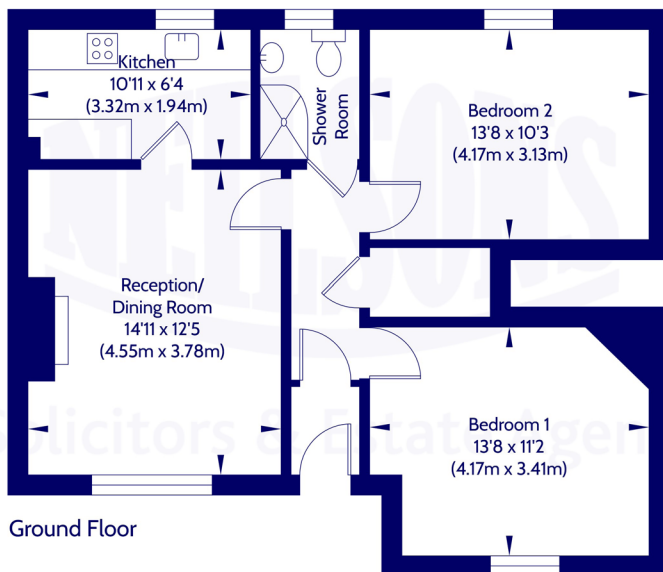
Location

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 63 Sq M / 677 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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