



Offers Over  
**£175,000**

## 3/2 Stenhouse Street East

Stenhouse | Edinburgh | EH11 3DD

This attractive main-door upper flat offers bright, well-proportioned accommodation with the rare advantage of private off-street parking, a garage, and a generous rear garden. Ideally suited to first-time buyers or professionals, the property is set within a well-established residential area that benefits from excellent local amenities and convenient transport links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and Driveway
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

Accessed via its own main door, the property opens into a welcoming hallway with useful built-in storage. The spacious reception room enjoys a pleasant front-facing aspect and provides ample space for both lounge and dining furniture, complemented by fitted carpeting. The fitted kitchen is equipped with a range of white wood wall and base units, tiled splashbacks, and space for freestanding white goods. There are two well-proportioned double bedrooms, including a bright front-facing principal bedroom with full-height, full-width built-in wardrobes, and a second double bedroom quietly positioned to the rear. The bathroom is fully tiled and fitted with a three-piece suite, vanity storage, and a shower over the bath.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

Externally, the property boasts an enclosed rear and side garden laid mainly to lawn, along with a large timber shed complete with power, light, and heating, ideal for home working, hobbies, or additional storage. Private off-street parking is provided via a driveway and garage.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

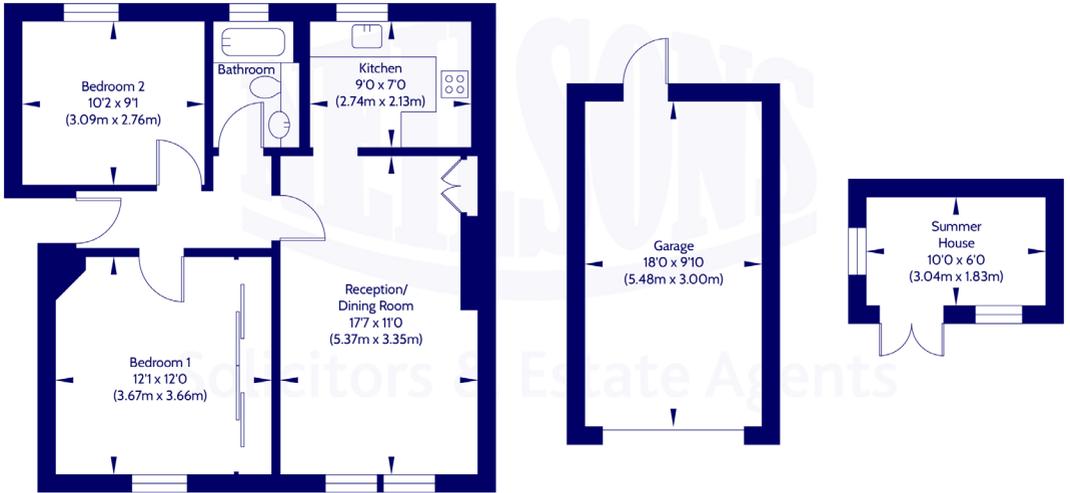
Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many further facilities whilst the City Centre is easily accessible by bus, car or tram. Both the Gyle 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 55 Sq M / 589 Sq Ft.

### 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://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

