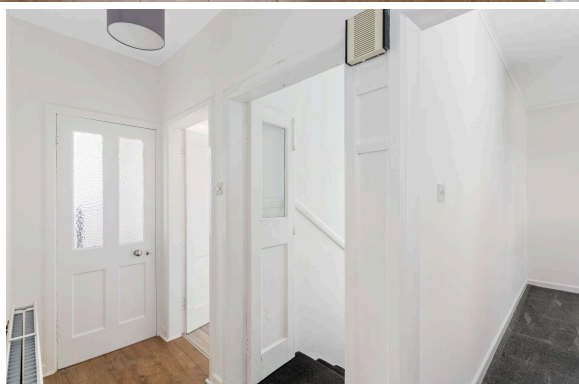




9 Stevenson Drive  
STENHOUSE | EDINBURGH | EH11 3JZ

  
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## 9 Stevenson Drive

STENHOUSE | EDINBURGH | EH11 3JZ

Set in the heart of Stenhouse, moments from excellent amenities, quick transport links and vast open green spaces is this spacious main door upper villa. Boasting a private garden, double glazing, gas central heating and fresh decoration this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with picture window, a contemporary kitchen with attractive units, two large double bedrooms and the flat is completed by a stylish bathroom with shower over bath. Externally the ample sized garden is laid to lawn.

- Main door upper villa in heart of Stenhouse
- Close to excellent amenities and transport links
- Private garden, double glazing and gas heating
- Welcoming hallway with deep storage cupboard
- Bright lounge with picture window
- Contemporary kitchen
- To large double bedrooms
- Stylish bathroom with shower over bath

Energy Rating C

Council Tax Band B

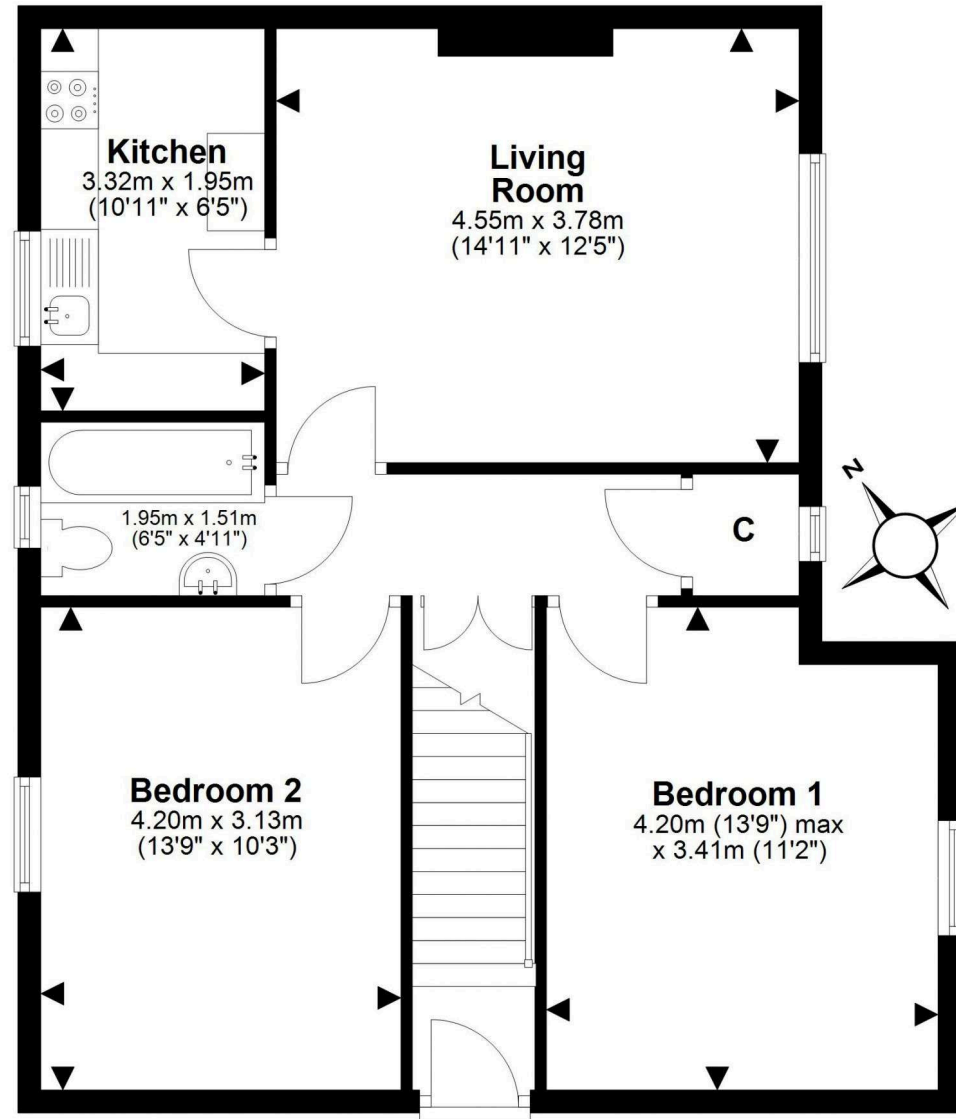
All fixtures, fittings, integrated appliances, blinds, the single wardrobe in bedroom 2, double wardrobe in bedroom 1 are included in the sale.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the popular Stenhouse area of Edinburgh which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative choice is available at the Gyle Shopping Centre whilst Hermiston Gait is just a little further afield. Heading in an easterly direction the city centre itself can be accessed by car in as little as ten to fifteen minutes. Leisure wise the choice is excellent and includes established clubs and organisations which cater for both adults and children alike, a private Health and Sports Club, a myriad of golf courses, Saughton Park, Edinburgh Zoo and Murrayfield Ice Rink and Rugby Stadium. Schooling is well represented from nursery to senior level. An efficient bus and tram network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.