



Offers Over
£180,000

56 Stevenson Drive

Stenhouse | Edinburgh | EH11 3DN

Bright and well-proportioned two-bedroom lower villa located within the popular residential area of Stenhouse. Close to superb local amenities and excellent transport links, and benefiting from off-street parking, the property is well suited to first-time buyers, young professionals, and those looking to downsize.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  Driveway
-  EPC Band - C
-  Council Tax Band - B



Description

A welcoming entrance hallway provides access to a useful understairs cupboard, offering practical storage. The lounge/diner is airy and spacious, featuring twin front-facing windows that allow for excellent natural light and create an inviting living space. The fully fitted kitchen offers a good range of integrated and freestanding white goods, complemented by partial tiling in splash areas and generous storage and worktop space. Both bedrooms are comfortable double rooms, each offering ample space for freestanding furniture and flexible configurations to suit individual needs. The modern shower room is fully tiled and fitted with a walk-in rainfall shower and heated towel rail, creating a sleek finish.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property benefits from a private front lawn, a driveway providing off-street parking for one car, and access to a shared drying green to the rear.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge, and freezer, freestanding washing machine, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.



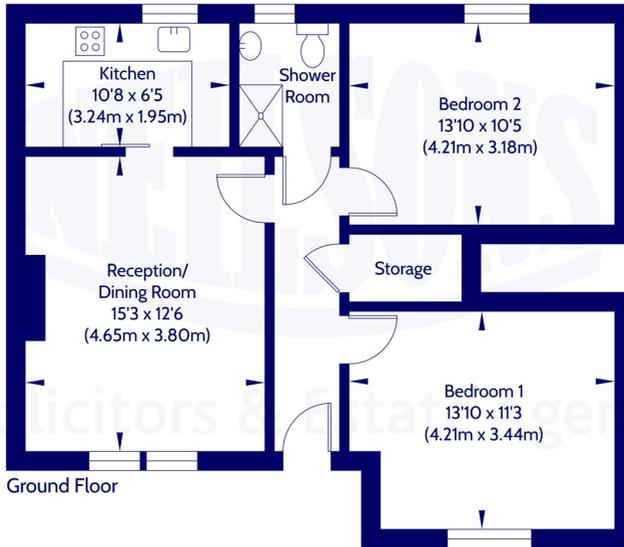


Location

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 64 Sq M / 693 Sq Ft.



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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