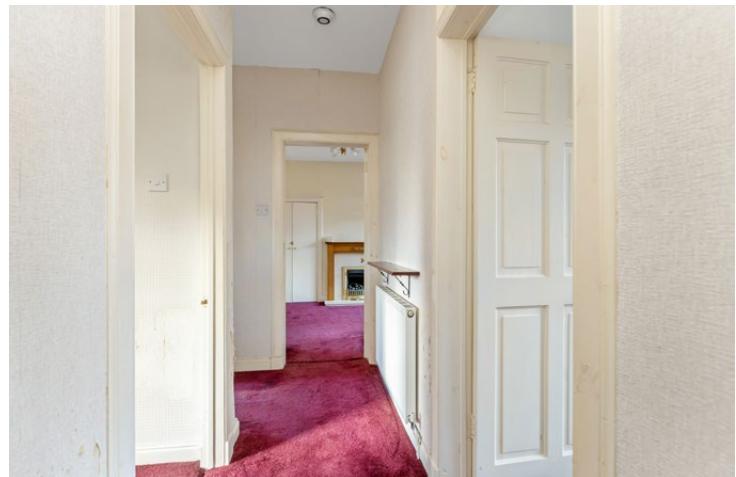


KILGOUR

PROPERTY



85/2 Stenhouse Avenue, Edinburgh, EH11 3DE





- Lounge
- Separate Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private & Communal Gardens
- On Street Parking
- Upgrading Required
- The property is sold as seen with no warranty for any systems or appliances
- Council Tax – Band B
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

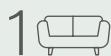
Description

An opportunity to purchase this superbly located main door upper villa set within a sought after location close to amenities and very well placed for commuting. The property will require upgrading and modernisation throughout. There is gas central heating and double glazing and externally you have both private and communal gardens. On street parking is available.

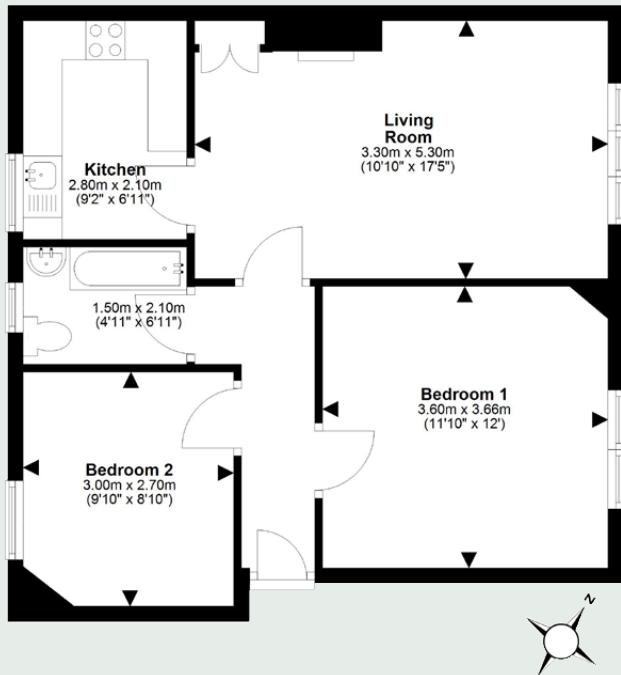
Location

Stenhouse is an established residential area lying to the west of the city centre. There are ample local amenities with larger supermarkets close by, Asda at Edinburgh Corn Exchange, Tesco at Corstorphine and the South Gyle shopping centre all just a short drive away. Napier, Heriot-Watt, and Edinburgh universities are within easy reach, whilst leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre and Pure Gym on Gorgie Road. There are numerous golf courses in the area and the open walking spaces of Colinton Dell and the Water of Leith are easily accessible. Regular bus services are available to and from the city and there are tram stops at Saughton and Balgreen.





C
EPC BAND
COUNCIL TAX BAND



Lounge	17'5 x 10'10	5.30 x 3.30m
Kitchen	9'2 x 6'11	2.80 x 2.10m
Bedroom 1	12'0 x 11'0	3.66 x 3.60m
Bedroom 2	9'10 x 8'10	3.00 x 2.70m
Bathroom	6'11 x 4'11	2.10 x 1.50m







K I L G O U R
P R O P E R T Y

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