



64/3 Stenhouse Drive, Edinburgh, EH11 3JX



## Welcome

Welcome to Stenhouse Drive, situated within the popular residential area of Stenhouse, this generously proportioned two-bedroom first floor flat forms part of a well-maintained block of just three properties. Offering spacious accommodation throughout, the property will appeal to a variety of buyers including first-time purchasers, professionals and investors. Externally, the property benefits from a private area to the rear garden, providing a pleasant outdoor space for relaxation. In addition, there is a shared drying green, a practical feature typical of traditional Edinburgh tenement-style properties. Presented to the market in good order throughout, we would recommend an early viewing.

- Living/dining room
- Kitchen
- Two double bedrooms
- Bathroom presented as a shower room
- Gas central heating
- Double glazing
- Private area of the rear garden
- Shared drying green
- Secure entry system
- On street parking available in surrounding streets

Add bullet points here.

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## Stenhouse

Stenhouse is a residential neighbourhood in the west of Edinburgh, offering a quieter, community-focused feel while still being well connected to the city centre. It features a mix of post-war housing, local amenities, and green spaces, giving it a practical and lived-in character. Residents benefit from nearby parks such as Saughton Park and easy access to the Water of Leith walkway, which provides scenic routes for walking and cycling. The area is well served by public transport, with frequent bus and tram links into central Edinburgh and out towards the airport. Local schools, shops, and community facilities make it a convenient place for families and long-term residents. While it is not a tourist-heavy district, Stenhouse offers a grounded slice of everyday Edinburgh life with strong transport links and a sense of local community within the broader city of Edinburgh.

## Extras

The curtains, blinds and fitted floor coverings are included.



# Get in touch

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Property Hub:

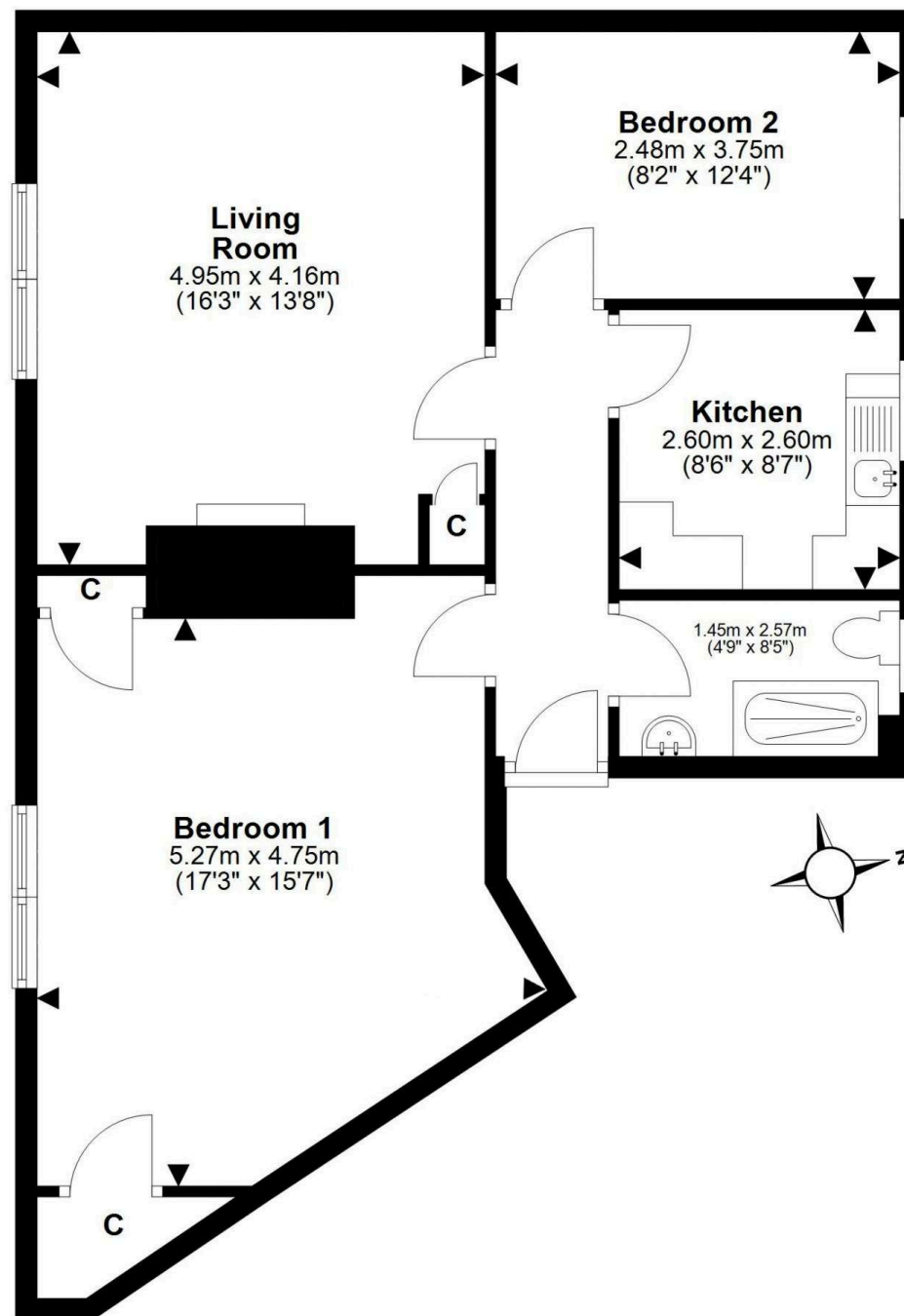
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.