



42 Stenhouse Avenue
Stenhouse, EH11 3HZ

Deans 
Solicitors & Estate Agents LLP



LOWER VILLA

- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Fully Enclosed Rear Garden
- Communal Grounds
- Driveway
- EPC Rating - C



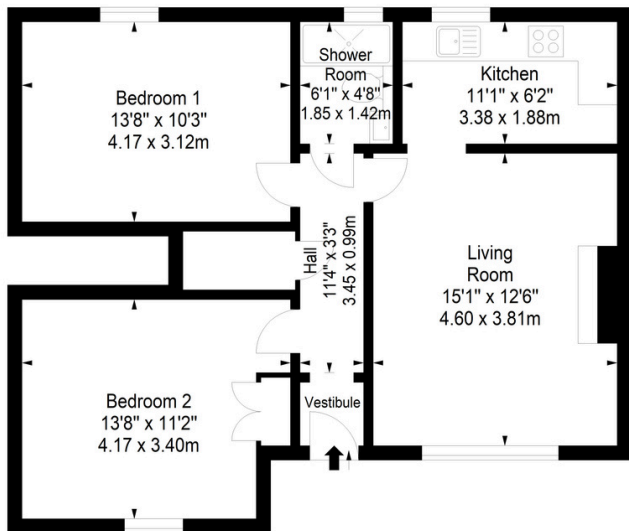
Early viewing is highly recommended of this tastefully presented main door lower villa, situated within the popular residential area of Stenhouse. The property is close to a variety of everyday amenities, with further specialised shopping available at Chesser Retail Park, just a short drive away. Saughton Sports Complex, Rose Gardens and Balgreen Primary School are all within walking distance, while excellent public transport links provide easy access to the City Centre. Presented in true move-in condition, the accommodation has been extensively upgraded by the current owner and would make an ideal purchase for young professionals, first-time buyers or those looking to downsize. The accommodation comprises a welcoming entrance hallway with attractive solid wood flooring, which continues seamlessly into the stylish sitting room, featuring a focal point fireplace with a living flame gas fire. The well-designed modern kitchen offers excellent storage and workspace, while there are two generous double bedrooms, both benefiting from built-in wardrobe storage. A contemporary shower room completes the accommodation. Externally, there is a double driveway to the front providing convenient off-street parking, while to the rear is a fully enclosed private garden, complemented by well-maintained communal grounds. Further benefits include gas central heating, double glazing and a house security alarm. Included in the sale are all floor coverings, fitted wardrobes, the washing machine, blinds throughout, the small garden shed, and the sofa. All items included in the sale are sold as seen, with no warranty provided.



**Stenhouse Avenue,
Edinburgh,
Midlothian, EH11 3HZ**



Approx. Gross Internal Area
675 Sq Ft - 62.71 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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