










Offers Over

£175,000

36 Stenhouse Avenue

Stenhouse | Edinburgh | EH11 3HZ

This attractive, generously proportioned main door lower villa with private gardens to the front and rear is well positioned within the popular residential area of Stenhouse close to good local amenities, schooling and super transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  On Street Parking
-  EPC Rating – C
-  Council Tax Band – B



Description

This light and stylish, well presented home shall undoubtedly appeal to the first time buyers, professionals or small family alike and comprises; entrance hallway, good sized, front-facing reception room with feature fireplace incorporating the electric fire. The modern kitchen is located off the reception room and is fitted with ample wall and base units, complementary worktops with built-in electric hob, oven and hood with both the washing machine and fridge freezer included in the sale. There are two good sized double bedrooms and a shower room comprising of a white three piece suite with shower enclosure housing the electric shower. Further benefits include gas central heating with combi boiler and double glazing. It should be noted that the furniture can be included in the sale if desired.



Extras

All the fitted floor coverings, light fittings, blinds, curtains and fireplace with fire shall be included in the sale together with the built-in hob/oven/hood, fridge freezer and washing machine. It should be noted that the furniture can be included in the sale.

Externally

There is a private section of garden ground located to the rear, fully enclosed and offering a high degree of privacy. The garden shed shall be included in the sale. Located to the front is a paved private garden, which would make an ideal option for driveway, subject to the usual permissions being obtained.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

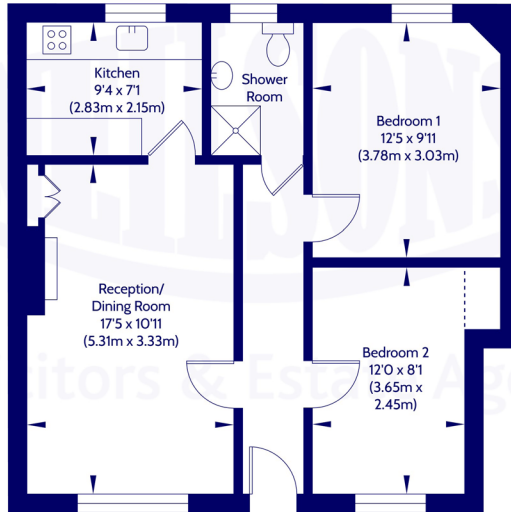
The popular area of Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many local facilities whilst the City Centre is easily accessible by bus, car or tram. Both the Gyle Shopping Centre and Fountain Park leisure complex are located only a short distance away, facilities include 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 56 Sq M / 608 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

