



17 Stevenson Avenue

Edinburgh, EH11 2SN



2



1



1



63sqm

EPC

D

AS Anderson
Strathern

17 Stevenson Avenue

Edinburgh, EH11 2SN

This well-proportioned two-bedroom ground floor flat offers bright and comfortable accommodation, presenting an excellent opportunity for first-time buyers, professionals, downsizers and investors alike. Enjoying a practical layout and generous room proportions throughout, the property combines everyday convenience with excellent potential.

The accommodation comprises an entrance vestibule leading to a welcoming hall, a spacious living room filled with natural light, and a fitted kitchen providing cupboard and worktop space. There are two generously sized double bedrooms, offering excellent flexibility for a variety of living arrangements, together with a bathroom fitted with a three-piece suite.

Further benefits include private front and rear gardens providing valuable outdoor space, an external store, and a convenient location within easy reach of a wide range of local amenities. Offering comfortable accommodation in a popular residential setting, this attractive home is sure to appeal to a broad range of purchasers seeking a property with both space and convenience

Property features

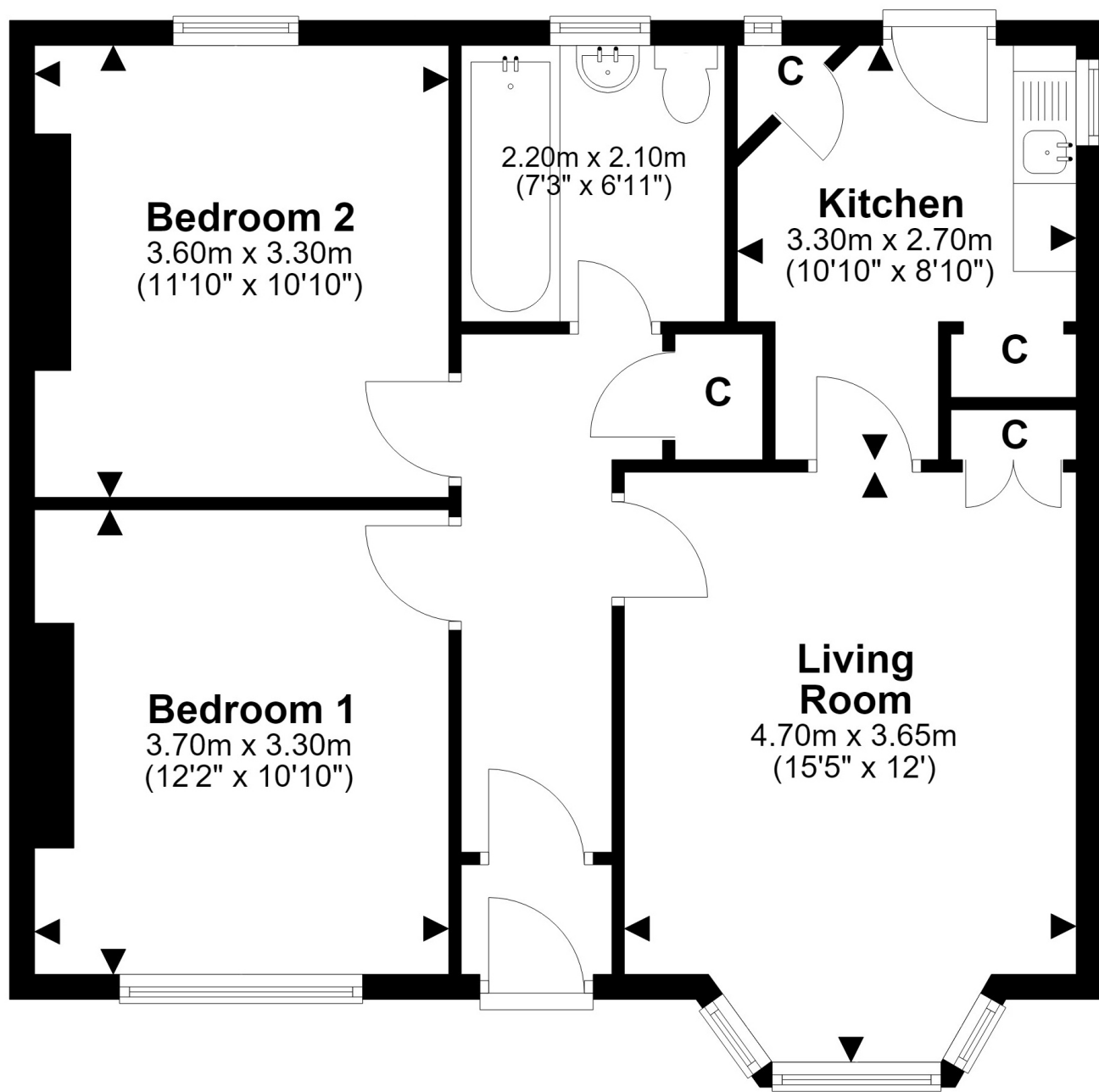
- Ground floor flat
- Bay-windowed living room
- Two double bedrooms
- Double glazing
- Gas central heating
- On-street parking
- Front & Rear garden





Location

Gorgie is within easy reach of the city centre and easily accessible by public transport on Gorgie Road. Haymarket Railway Station is close by and there are excellent bus and tram services giving easy access to the city centre and Edinburgh Airport. There is quick access to the city bypass and the central Scotland motorway network. The immediate area is well served by an excellent selection of local shops as well as a Sainsbury's supermarket within walking distance and an Asda at Chesser which is only a few minutes drive away. The Union Canal walkway and the open space of Harrison Park are within a few minutes walk while further leisure facilities can be found at Craiglockhart Sports Centre or at Fountainpark Multicomplex.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

The property is strictly sold as seen.

Council Tax band D

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

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 receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern
residential@andersonstrathern.co.uk