NEILSONS

Solicitors & Estate Agents



Offers Over

£180,000

15 Stenhouse Grove

Stenhouse | Edinburgh | EH11 3ED

A fantastic opportunity has arisen to acquire this two bedroom lower villa, ideally positioned within the popular area of Stenhouse. Conveniently located close to a superb range of local amenities and transport links, the property offers well-proportioned accommodation and private garden space. Sure to appeal to a variety of buyers, including first-time purchasers, couples and those looking to downsize.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Private & shared gardens
- On-street parking
- EPC Band - C
- Council Tax Band - B



Description

The welcoming entrance hallway benefits from a large and useful understairs storage cupboard. The bright and airy front-facing lounge/diner provides a comfortable space for both relaxing and dining. The smart and well-appointed kitchen is fitted with a range of units and includes a selection of white goods, with partially tiled splashback areas providing a practical finish. There are two generously proportioned double bedrooms. The principal bedroom enjoys a front-facing aspect and benefits from fitted double wardrobes, alongside ample space for additional freestanding furniture. The second double bedroom is quietly positioned to the rear, offering flexibility to suit individual requirements. Completing the accommodation is a well-maintained bathroom, featuring a partially tiled surround, shower over the bath and heated towel rail.

Further benefits include gas central heating and double glazing.





This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Gardens & Parking

Externally, the property enjoys private garden space to the front and side. The front garden is laid with chipstone and benefits from a hedge border providing a degree of privacy, while the side garden is laid to lawn and wraps around to a shared drying green at the rear. On-street parking is available for residents and visitors alike.



Extras

Selected fixtures and fittings, including; integrtated electric hob, oven, and hood, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.



Viewing

By appointment through Neilsons 0131 625 2222.





Location

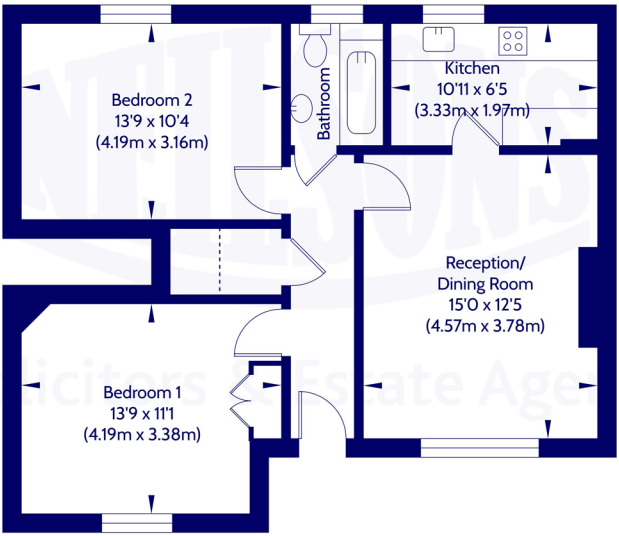
Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many further facilities whilst the City Centre is easily accessible by bus, car or tram. Both the Gyle Shopping Centre and Fountain Park leisure complex are located only a short distance away with facilities including 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 63 Sq M / 682 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.

NEILSONS

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

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year