



Solicitors & Estate Agents



76/2 Stenhouse Gardens

Stenhouse | Edinburgh | EH11 3HU

This well-presented upper flat is located within the highly sought-after Stenhouse district of Edinburgh, offering an excellent opportunity for first-time buyers, young professionals, or couples seeking a comfortable home with convenient access to the city centre. Positioned to the southwest of Edinburgh, the property enjoys a prime location close to a wide range of local amenities, including shops, schools, transport links, and recreational facilities.

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



Description

Freshly decorated throughout, the accommodation is accessed via a welcoming hallway which leads to all principal rooms. The bright and spacious reception room benefits from a front-facing aspect through two windows, allowing for an abundance of natural light throughout the day. Finished with attractive carpet flooring, this room provides an ideal space for both relaxation and entertaining. The kitchen is well-equipped with a good selection of contemporary matte wall and base units, complemented by wood-effect worktops. Integrated appliances include a gas hob, electric oven, and extractor hood, creating a practical and stylish cooking environment with ample storage and preparation space. There are two generously proportioned double bedrooms within the property. One bedroom enjoys a pleasant front-facing outlook, while the second overlooks the rear of the property, providing a quieter setting. Both rooms offer excellent space for furnishings and storage. The bathroom has been tastefully finished with a crisp white two piece suite, cubicle housing a thermostatic shower, while a heated chrome towel radiator adds both comfort and convenience.



Please note that some of the photographs have been virtually staged to illustrate how the property may look when furnished, helping to demonstrate the potential use, scale and layout of each room. The property is currently vacant, and we have also included the original, unstaged photographs for your reference.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.



Gardens & Parking

Externally, the property benefits from unrestricted on-street parking. To the rear, residents have access to a shared communal drying green, along with a private section of garden space, offering an outdoor area for relaxation and everyday use.



Viewing

By appointment through Neilsons (0131 625 2222).



virtually staged by H O M E L i i



virtually staged by **HOMELi i**

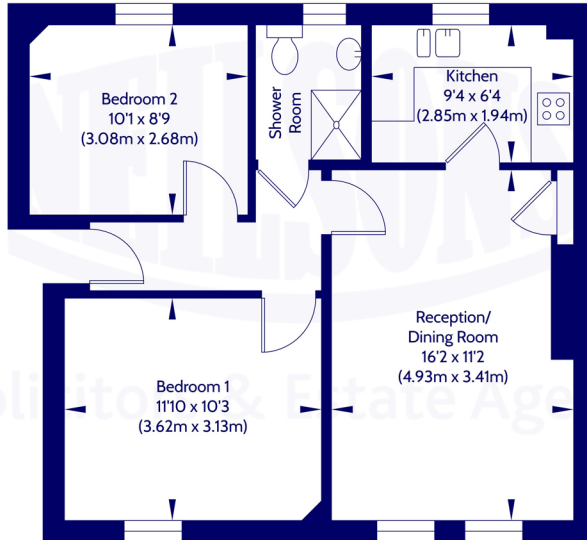
Location

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 51 Sq M / 548 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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