



Estate Agents and Solicitors

14 Stenhouse Street East, Edinburgh, EH11 3DD

Beautifully Presented, Two-Bedroom, Upper Villa with Garden & Summer House

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Property Description

Beautifully presented, this charming, two-bedroom, main-door traditional upper villa boasts a private garden and a unique summer house, offering a versatile outdoor space. Located on a quiet side street in the popular Stenhouse area just west of Edinburgh city centre.

Comprises an entrance stairway, hall, living/dining room, kitchen, two double bedrooms, and a shower room.

Exceptionally finished throughout with a stylish kitchen and bathroom, modern doors, and contemporary lighting and decor. In addition, there is double glazing, gas central heating, multiple TV points, and excellent storage, including a flexible store cupboard and a loft.

Externally, an enclosed garden plot features a synthetic turf lawn, with an impressive bespoke summer house with a bar for entertaining, an adjoining patio and a store shed.

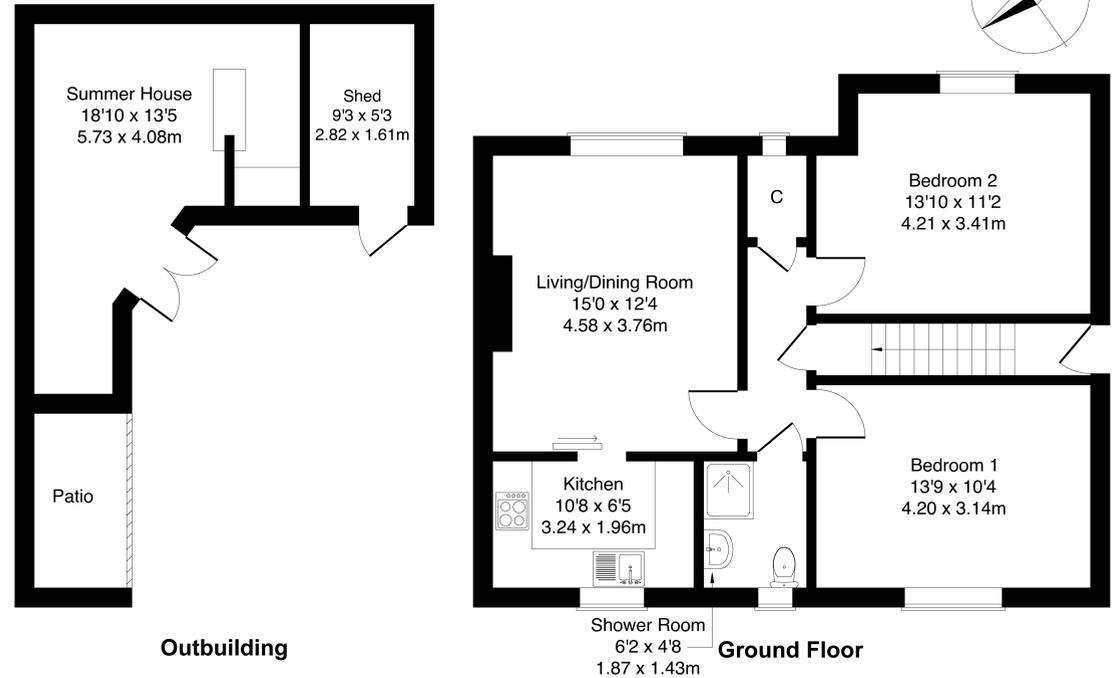
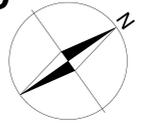
The welcoming entrance is attractively decorated, with carpeted stairs leading to the main hallway, which provides access to the accommodation and includes a useful storage cupboard. Positioned to the front, the spacious living room offers ample space for both lounge and dining furniture, finished with carpeted flooring and an electric fireplace, creating a cosy focal point. Accessed from the lounge via a stylish barn-style sliding door, the stylish kitchen features contemporary fitted units, wood-effect worktops, a sink with drainer and splashback surrounds. Integrated appliances include a double oven, electric hob, fridge/freezer and dishwasher.

Two generous double bedrooms are well presented, set to opposite aspects, both benefiting from carpeted flooring and excellent space for freestanding furniture. Completing the accommodation, the shower room is fitted with a modern suite featuring a rainfall showerhead, panelled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Stenhouse is a well-established suburb located west of Edinburgh city centre. The area offers a good range of amenities, including local shops and a Tesco Express. For supermarket shopping, residents have access to the 24-hour ASDA at Chesser, the Edinburgh West Retail Park featuring Costa and M&S Food Hall, and a Sainsbury's at Longstone. Napier, Heriot-Watt, and Edinburgh universities are all within easy reach. Leisure

facilities nearby include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, Pure Gym on Gorgie Road, several golf courses, and open walking spaces such as Colinton Dell and the Water of Leith. Regular bus services operate from A71 Gorgie Road and Stenhouse Drive, with tram stops conveniently located at Saughton and Balgreen.





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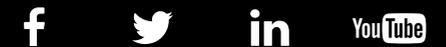
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