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12 Stenhouse Terrace, Edinburgh, EH11 3JB

Immaculately Presented, Two-Bedroom, Lower Villa with Gardens

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Property Description

Immaculately-presented, two-bedroom, traditional lower villa, with generous gardens. Conveniently located in the popular Stenhouse area, west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and shower room.

Highlights include a modern kitchen with appliances, a stylish shower room and contemporary flooring. In addition, there is double glazing, HIVE gas central heating, and light tasteful decor - ready-to-move-in.

Externally, the property benefits from tall privacy hedging for a front garden, and an enclosed private garden to the rear with a lawn and store shed, and a shared drying green.

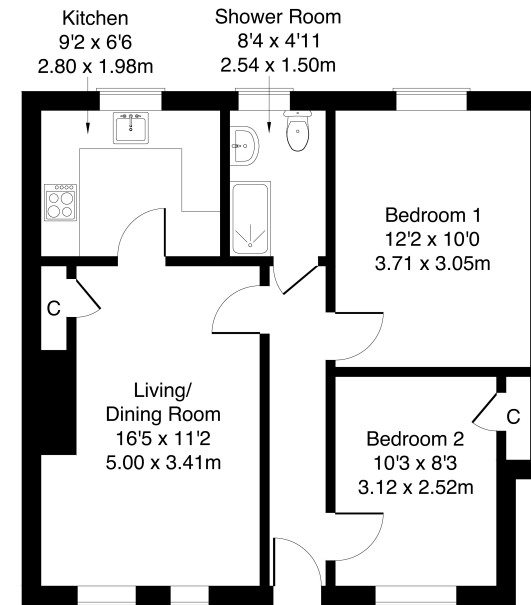
A welcoming entrance hall affords access throughout the majority of the property, with a spacious lounge, set to the front, with features including carpeted flooring, neutral decor, an electric fireplace and a built-in cupboard. Set off the lounge, the kitchen is fitted with modern units, stone effect worktops and a sink with a drainer; with appliances including an integrated oven and gas hob, and a freestanding fridge/freezer and washing machine.

Set to the rear, a tastefully finished bedroom offers a generous room size for furnishings, finished with light decor and carpeted flooring. A second, well-sized bedroom is set to the front, also with light decor and carpeted flooring, as well as a built-in storage cupboard. Completing the accommodation, a stylish shower room is set to the rear, fitted with a modern suite including a large cubicle with a rainfall showerhead and panelled splash walls, wood effect flooring, and a ladder-style radiator.



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Approximate Gross Internal Area: (603 sq ft - 56 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 long-established suburb, lying west of the Edinburgh city centre. There is a good range of amenities which include local shops and a Tesco Express, whilst supermarket shopping is available at the 24-hour ASDA at Chesser, the Edinburgh West Retail Park with Costa and M&S Food Hall, and a Sainsbury's at Longstone. Napier, Heriot-Watt, and Edinburgh universities are within easy

reach, whilst leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, Pure Gym on Gorgie Road, numerous golf courses and the open walking spaces of Colinton Dell and the Water of Leith. Regular bus services are available from both A71 Gorgie Road and Stenhouse Drive, whilst tram stops are at Saughton and Balgreen.





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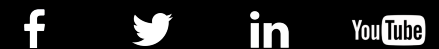
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