



64/1 Stenhouse Drive, Edinburgh, EH11 3JX

Beautifully Presented, Two-Bedroom, Lower Villa with Gardens

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] Zoopla
find your happy

Property Description

Beautifully presented, two-bedroom, traditional lower villa with a private garden. Conveniently located in the popular Stenhouse area, to the west of Edinburgh city centre.

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

Highlights include a modern bathroom and fitted kitchen with appliances, contemporary flooring and recessed spotlighting. In addition, there is double glazing, gas central heating, secured entry system, modern decor and French patio doors to the garden.

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

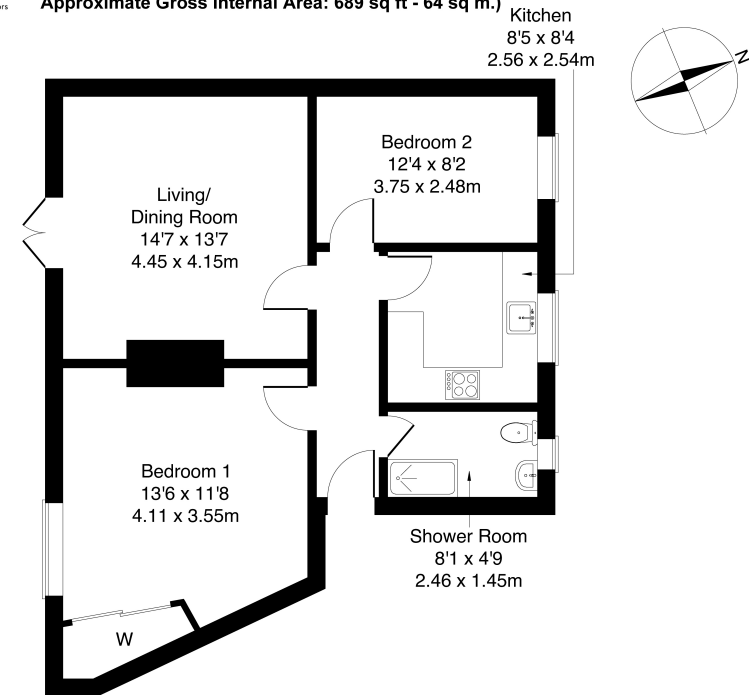
A welcoming entrance hall affords access throughout the property, with wood effect flooring continuing into the living room, set to the rear, with a wall-mount TV point, press shelves, ample space for dining, and patio doors leading to the southerly-facing garden. Set to the front, a stylish kitchen is fitted with modern units and worktops, a tiled surround, a sink with a drainer, an integrated oven and gas hob; and a freestanding washing machine, fridge, and freezer.

Bedroom one is set to the rear, offering a generous room, tastefully finished with light decor, carpeted flooring, and a built-in wardrobe with mirrored sliding doors, whilst, a second well-finished bedroom is set to the front, with carpeted flooring and neutral decor. Completing the accommodation, a stylish shower room is fitted with a modern suite including a large cubicle with a rainfall showerhead, tiled and panelled splash walls, a fitted mirror, and a ladder-style radiator.



64/1 Stenhouse Drive, Edinburgh EH11 3JX

Approximate Gross Internal Area: 689 sq ft - 64 sq m.)



Ground Floor

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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.