



28/1 Stenhouse Terrace, Edinburgh, EH11 3JA

Light & Well-Presented, Two-Bedroom, Upper Villa with Private Garden

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Property Description

Light and well-presented, two-bedroom, traditional upper villa, with a private garden. Conveniently located in the popular Stenhouse area, west of Edinburgh city centre.

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

Highlights include a fitted kitchen with appliances, a bright modern bathroom and contemporary flooring. In addition, there is double glazing, gas central heating, a shared loft space, and light-neutral decor throughout.

Externally, the property benefits from an enclosed private garden to the rear with a lawn, a patio and a store shed; as well as a well-maintained shared drying green.

An ideal starter home or buy-to-let, with furnishing and appliances also available for inclusion in the sale.

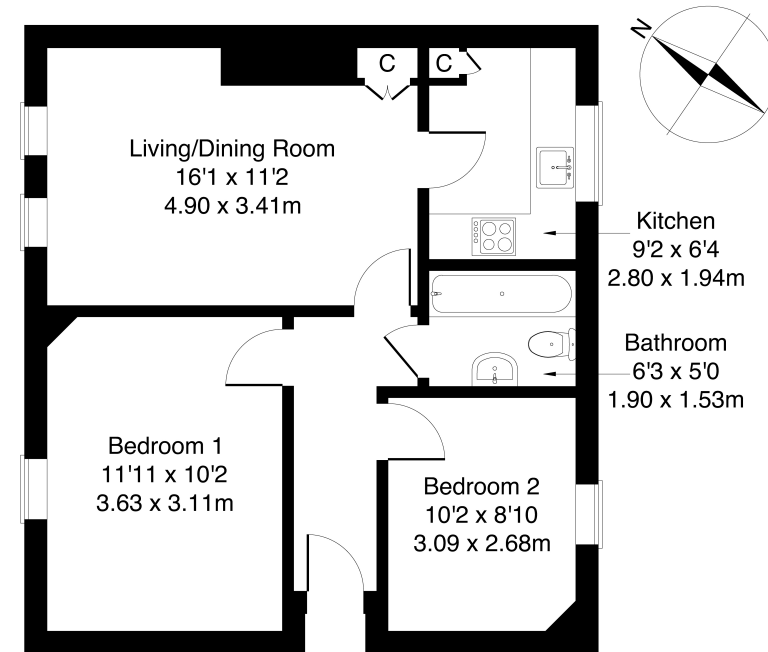
A welcoming entrance hall affords access throughout the majority of the property, with a spacious living room set to the front, featuring a wooden fireplace surround, wood effect flooring, a press, and twin windows allowing plentiful natural light. Set off the lounge, to the rear, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround, a sink with a drainer; an integrated double oven and gas hob; and a freestanding fridge/freezer and washing machine.

Bedroom one is set to the front, offering a generous room size for freestanding storage, and features carpeted flooring and a central light fitting. A further well-sized bedroom is set to the rear, similarly finished with carpeted flooring. Completing the accommodation, the bathroom is fitted with a three-piece suite including an electric shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (570 sq ft - 53 sq m.)

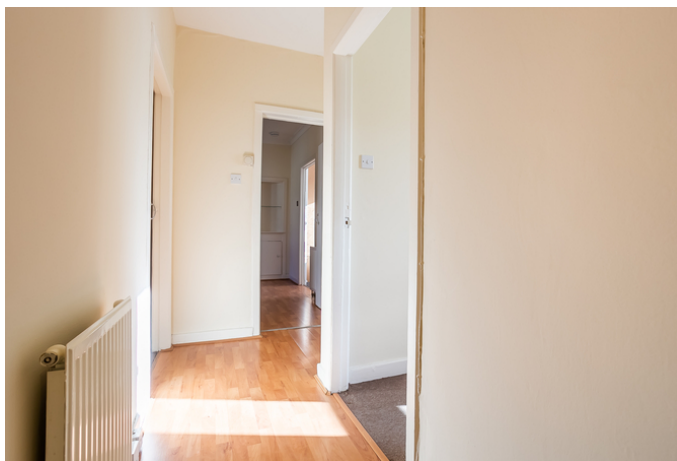


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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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