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28/1 Stenhouse Avenue, Edinburgh, EH11 3HZ

Light & Tastefully Presented, Two-Bedroom, Upper Villa with Gardens & Driveway

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Property Description

Light and beautifully-presented, two-bedroom, upper villa, with gardens and a driveway. 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 modern kitchen and bathroom, and extensive engineered wood flooring. In addition there is gas central heating, double glazing and open views to the rear.

Externally, the property benefits from a generous rear garden with a lawn and store shed; whilst to the front, there is a mono-blocked driveway and patio with a store shed.

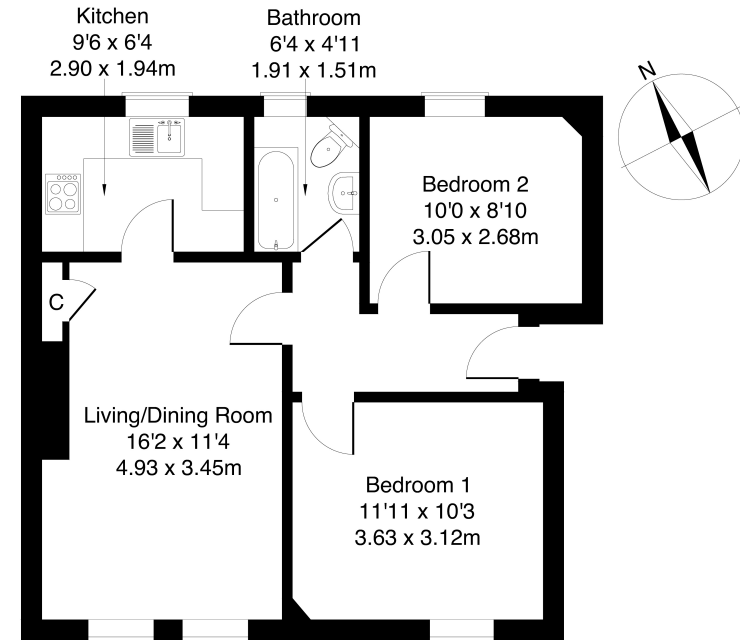
A welcoming entrance hall affords access throughout the majority of the property and features engineered wood flooring continuing into a tastefully finished living room, set to the front, with light decor, twin windows enjoying a southerly aspect allowing plentiful natural light, and ample space for a dining area. Set off the lounge, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround, a sink with a drainer, an integrated oven and gas hob, and a freestanding washing machine.

Bedroom one is set to the front, offering a well-sized room, with light decor, matching engineered wood flooring and plenty of space for freestanding storage, whilst, bedroom two is similarly well-finished, with open views to the rear. Completing the accommodation, set to the rear, the bathroom is fitted with a modern three-piece suite with a shower over the bath, full-height tiled splash walls, and a ladder-style radiator.



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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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