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18 Stenhouse Drive, Stenhouse, Edinburgh, EH11 3JD

Immaculately Presented, Two-Bedroom, Traditional, Lower Villa

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Property Description

Immaculately presented, two-bedroom, traditional, lower villa, with a generous, 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 shower room.

Highlights include a stylish fitted kitchen, with appliances, a contemporary shower room and continuous flooring. In move-in condition, there is double glazing, gas central heating, and tasteful, modern decor throughout.

Externally, there is a generous garden to the front with privacy hedging, a shared drying green to the rear, and unrestricted parking on the surrounding streets.

A welcoming entrance hall is finished with light, neutral decor and modern, wood-effect flooring, which continues into a spacious reception room on the left. Enjoying plenty of natural light from a wide, southwest-facing window, the stylish living space features a contemporary electric fire and offers a versatile floor plan for both lounge and dining furniture. Conveniently adjoining, a kitchen is fitted with modern units and solid wood worktops, whilst appliances include an integrated oven, a ceramic hob, a freestanding fridge and a washing machine.

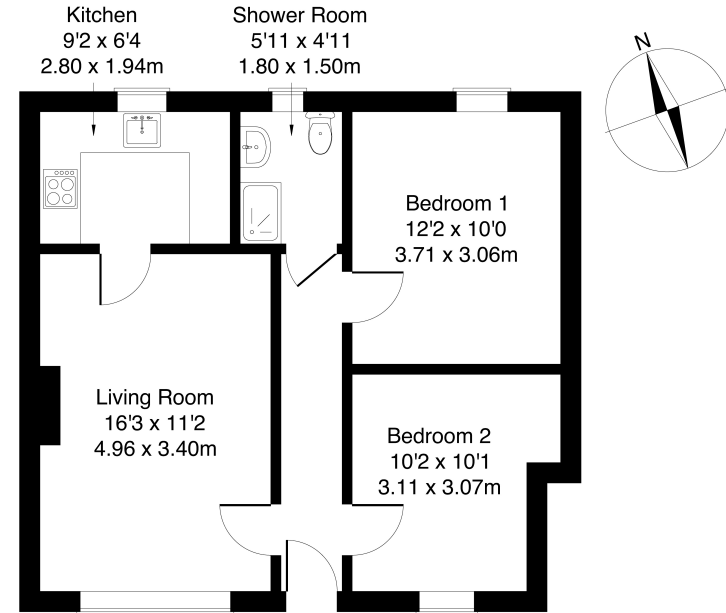
Across the hall, two well-proportioned, carpeted double bedrooms continue the tasteful presentation of the living space and offer plenty of space for freestanding bedroom furniture and storage.

Completing the accommodation, a naturally lit shower room comprises a glazed, corner shower cubicle, a two-piece suite, a chrome ladder-style radiator, vanity storage and splash panel 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. There are two primary schools within the area and Napier, Heriot-Watt, and Edinburgh universities are within easy

reach. 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, with Saughton Park within easy reach. 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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