



18 Stenhouse Drive, Stenhouse, Edinburgh, EH11 3JD

Immaculately Presented, Two-Bedroom, Traditional, Lower Villa Up to date price and viewing info at mov8realestate.com/property



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.

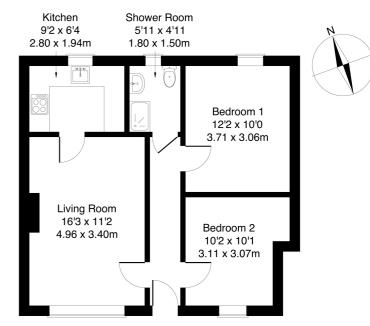
A welcoming entrance hall is finished with light, neutral decor and modern, wood-effect flooring, which continues into a spacious reception room on the left. Enjoying plenty of natural light from a wide, southwest-facing window, the stylish living space features a contemporary. electric fire and offers 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.

DMOV⁸ 18 Stenhouse Drive, Stenhouse, Edinburgh EH11 3JD

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.



















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



in

You Tube

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.