










Offers Over
£165,000

78 Ford's Road

Stenhouse | Edinburgh | EH11 3HT

This well proportioned main door lower villa with private gardens to front and rear is situated within a residential area close to excellent local amenities and transport links. The property would undoubtedly appeal to professionals, retirees, families and buy to let investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

In brief the accommodation comprises; welcoming entrance hallway with storage, front facing well proportioned reception room with fireplace, fitted kitchen with a range of base and wall mounted units, two spacious double bedrooms and fully tiled bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Parking

There is a substantial area of private garden to the front fully enclosed mainly laid to lawn with path accessing front door. To the rear there is a well proportioned private garden mainly laid to lawn, creating the perfect place for outside dining/relaxing. For the car user there is on-street parking to the front and surrounding area. There is a communal drying green to the rear of the building.

Viewing

By appointment through Neilsons 0131 625 2222.

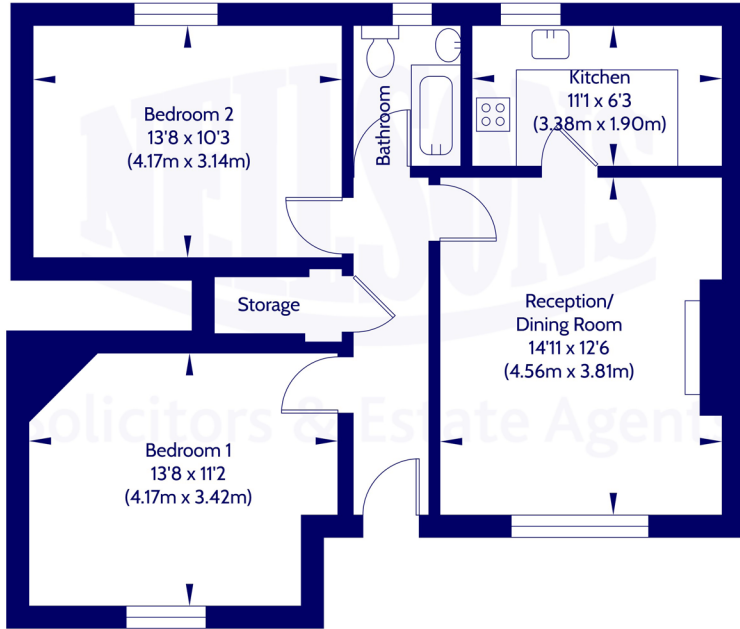




Location

Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many local facilities whilst the City Centre is easily accessible by bus, car or tram. Both the Gyle Shopping Centre and Fountain park leisure complex are located only a short distance away, facilities include a health and fitness centre, multi-screen cinema and many bars and restaurants. Schooling is well catered for at both primary and secondary levels and recreational facilities include the Carrick Knowe Golf Course, Saughton Park and Murrayfield Stadium.

Ground Floor
Approx. Internal Area 62.98 Sq M / 678 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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