



# 1 STENHOUSE PLACE EAST

STENHOUSE, EDINBURGH, EH11 3DL



1 PUBLIC



2 BED



1 BATH

0131 622 2626 | [property@vmh.co.uk](mailto:property@vmh.co.uk)



VMH SOLICITORS



# 1

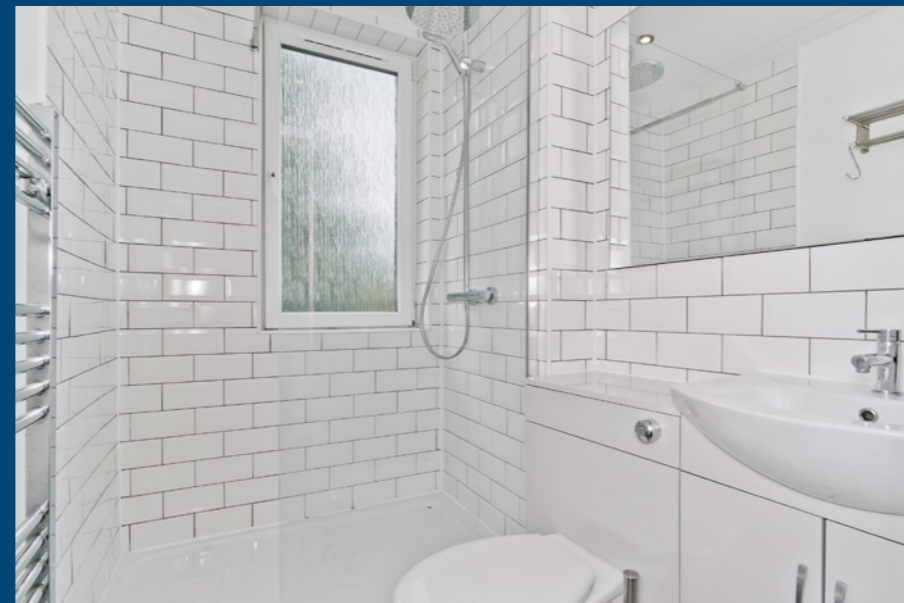
## STENHOUSE PLACE EAST

Accompanied by a private garden and driveway, this well-presented upper villa enjoys two double bedrooms, a chicly tiled shower room, and a bright reception room leading into a contemporary breakfasting kitchen. The villa lies just 20 minutes' commute from the heart of Edinburgh, in a popular residential area offering access to open green spaces and good local amenities.

### Features

- Suburban location
- Well-presented upper villa
- Entrance hall with clothes pulley and storage
- Bright living/dining room
- Stylish breakfasting kitchen
- Two spacious double bedrooms
- Modern shower room
- Private and communal gardens
- Private driveway
- Gas central heating and double glazing

"...Well-presented upper villa with a bright living/dining room and two spacious double bedrooms..."



EPC Rating - C

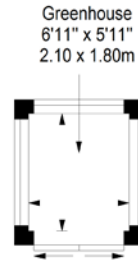
Home Report Value - £180,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: All fitted floor and window coverings and light fittings are included in the sale.

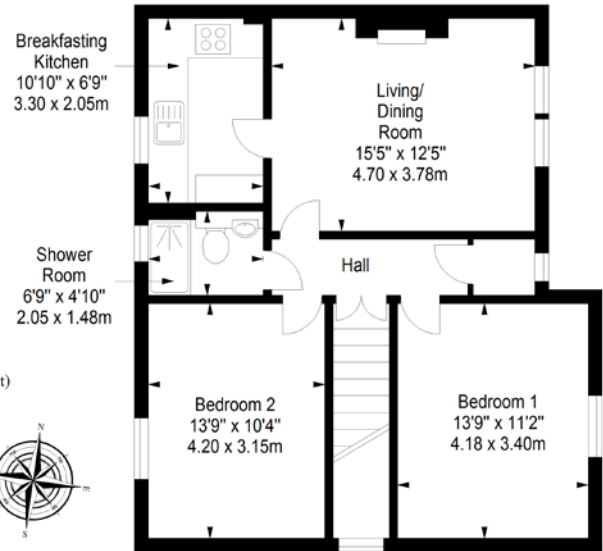
Greenhouse  
Approx. 3.8 sq. metres (40.9 sq. feet)



Ground Floor  
Approx. 1.7 sq. metres (18.3 sq. feet)



First Floor  
Approx. 68.2 sq. metres (734.1 sq. feet)



Total area: approx. 73.7 sq. metres (793.3 sq. feet)



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68



CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.