



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**28 Stenhouse Road**  
Edinburgh EH11 3LQ

# 28 Stenhouse Road

This stylish main door floor lower villa, which forms part of a block of only four, has been decorated and upgraded to an impeccable standard throughout and offers a fantastic opportunity for the first time buyer, growing family or indeed the investor. Set back behind a high privot hedge the property boasts a private south facing front garden and driveway with tall wooden gates. The quality accommodation offers a spacious lounge/diner enjoying a south-facing aspect, a well-appointed kitchen, with gloss cabinets and wood worktops, two double bedrooms and stylish bathroom.

Extras: all fitted floor coverings, window poles, blinds, light fittings and freestanding dual fuel cooker, will be included in the sale. The double and single beds can be left, if desired.

Washing machine and fridge/freezer are available by separate negotiation.



## Property Summary

- Enclosed private south facing garden and driveway
- Main door lower villa
- Palladio 'high security' composite front door: Milenco 10point multi-locking system
- South-facing lounge/diner
- Contemporary kitchen
- Two excellent double bedrooms
- Stylish bathroom with shower bath and towel radiator
- Shared drying green & private garden plot to rear
- Gas central heating
- Double-glazed windows
- EPC Rating - C | Council Tax Band - B





The two double bedrooms are generously proportioned and share the three piece bathroom with stylish decor, shower bath and glass shower screen. Gas central heating and double glazing ensure a warm home all year round.

Externally, along with the private front garden and driveway, is a shared drying green and private garden area to the rear.



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 **CHARTERED FIRM**

  

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Ground Floor**  
Approx. 53.0 sq. metres (570.1 sq. feet)



## Location

Stenhouse is a very popular residential, some 3 miles west from the city centre. Good local amenities can be found at Stenhouse Cross or nearby Gorgie Road with both a Sainsburys and Asda store nearby. Hermiston Gait retail park and the Gyle shopping centre, are also a short drive/tram ride away. Various leisure opportunities include Carrick Knowe golf course and the extensive space of Saughton Park. Access to the cycle path network, offers pedestrian/cycle access around town. Murrayfield Ice Rink and Edinburgh Zoo are within easy reach. Schooling is well represented from nursery to senior level. With Stenhouse Primary less than a 10 minute walk and Balgreen Primary School, a short drive away. Frequent public transport including the tram network runs to the City Centre and surrounding areas. Easy access to Edinburgh City Bypass provides links to major motorway networks and Edinburgh International Airport.