





Well-presented and generously proportioned, McDougall McQueen are delighted to offer to the market this bright and spacious main door upper villa with private gardens to the rear and to the side. The property is conveniently placed in the popular Stenhouse area of Edinburgh close to many local amenities along with excellent transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Main door entrance to upper landing with useful storage/study, hatch to attic storage.
- Front facing bright and spacious living room.
- Fully fitted kitchen equipped with a range of wall and base units along with integrated oven, hob and extractor.
- Front facing double bedroom with ample space for free standing furniture.
- Second double bedroom facing the rear of the

property.

- Stylish bathroom presented as a shower room comprising WC, wash hand basin and shower cubicle.
- Gas central heating.
- Double glazing.
- Private part of the garden to the side and to the rear.



Location

Stenhouse is a popular residential area situated to the west of Edinburgh City Centre. From a commuting perspective, the property is well placed for the tram and has quick access onto various cycle routes. There is also a frequent bus service to the City Centre. Local shops including a Tesco Metro at Stenhouse Cross provide for everyday needs with further shopping available in Corstorphine, Chesser and the Gyle shopping centre. There is also a large Sainsbury's at Westfield Road. Good schooling from nursery to secondary level can be found in the area. Recreational facilities locally include Carrick Knowe Golf Course, Edinburgh West Pure Gym, Nuffield health and Fitness Club in Chesser Avenue and Saughton Public Park.

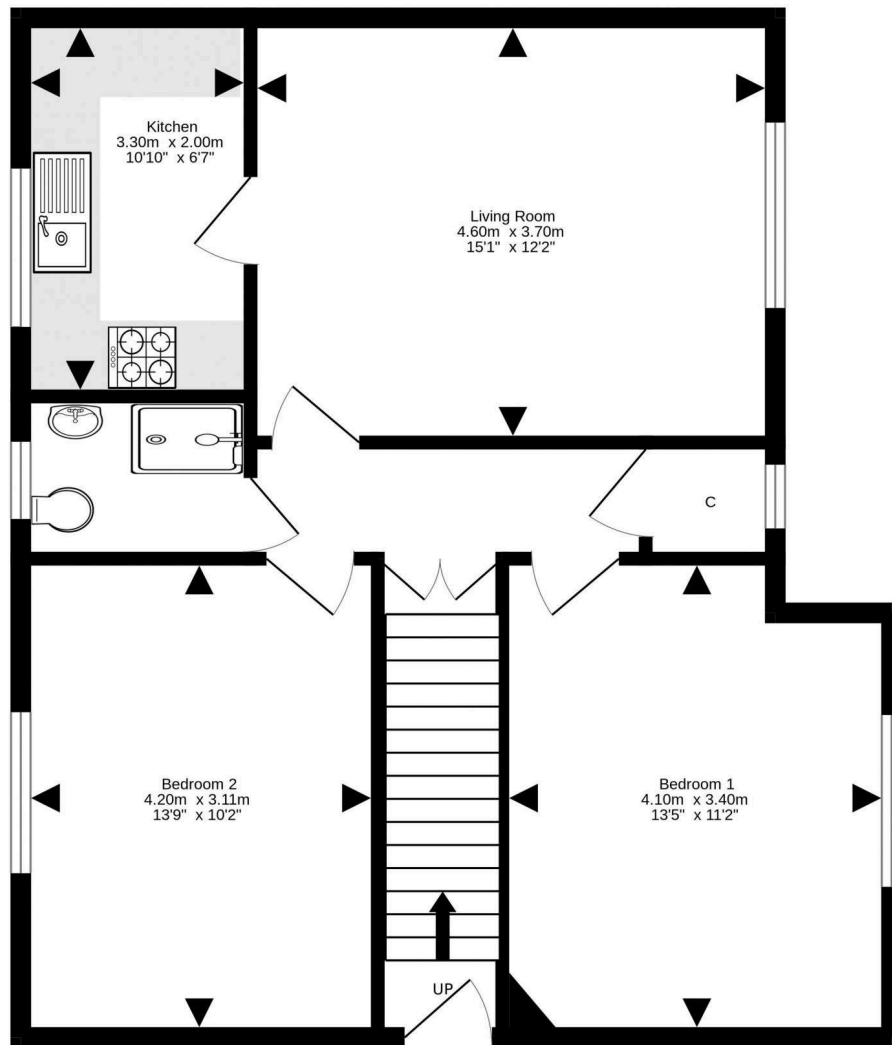
Extras

Included in the sale are the kitchen appliances, fixtures & fittings and window coverings.

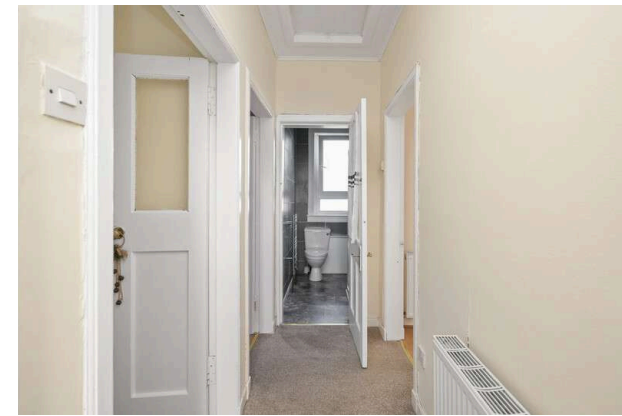
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

