



Solicitors & Estate Agents










Offers Over

£259,995

51 Stevenson Avenue

Balgreen | Edinburgh | EH11 2SW

A fantastic opportunity has arisen to acquire this superb two bedroom upper villa nicely positioned within quiet residential street of the ever-popular Balgreen district of the city. Close to excellent amenities and transport links, this property will undoubtedly make an ideal purchase for first time buyers & professionals

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Gated Driveway
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Internally the accommodation is showcased to a move in condition and briefly comprises; Accessed via a private main door with internal staircase to an inviting hallway; sunny bay windowed reception room with generous storage provisions; contemporary fitted kitchen with a range high end gloss white wall and base units complimented with a contrasting dark work top and stylish black subway style tiling to splash areas; two equal sized well proportioned double bedrooms; family bathroom with a crisp white three piece suite, built in vanity storage along with a separate shower cubicle finished with a heated chrome towel rail. Furthermore, a box room completes the internal accommodation, ideal for a home office/study or walk in dressing room. The central heating system is controlled using a "Hive" controller which can be controlled using the Hive App.

The property has a modern neutral décor throughout and access to a full height attic space which may be converted subject to the necessary planning consents.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

The property is positioned on a generous corner plot with a gated pattern imprinted concrete driveway suitable for multiple vehicles. To the rear is a private enclosed south-facing garden space which will be ideal for children and or pets.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

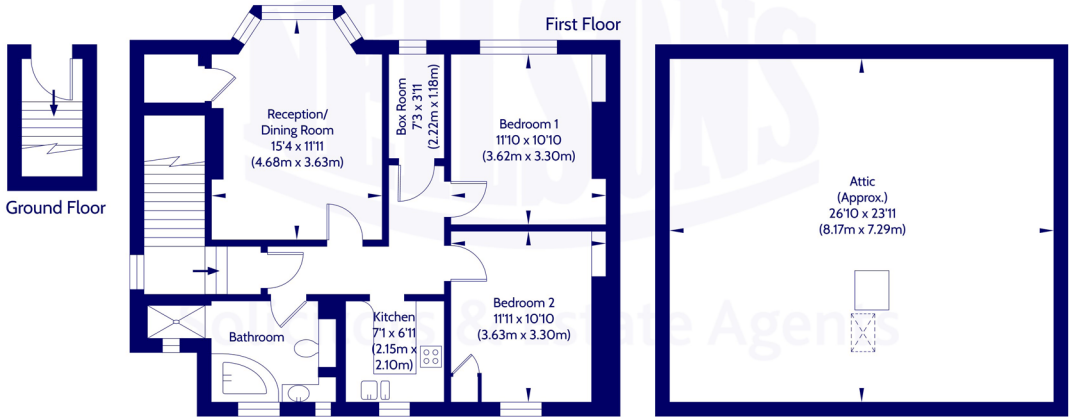
The popular residential area of Balgreen is situated to the west of the City Centre and Stevenson Avenue is surrounded by lovely open green spaces, in particular the popular Saughton Park with its playground, sports pitches and skate park is a lovely recreational area. The highly regarded Balgreen Nursery and Primary School are close at hand and there are good local amenities within walking distance, with a further selection available in the neighbouring areas of Roseburn and Gorgie including a large Sainsburys supermarket. Excellent bus and tram services run from Balgreen into the City Centre as well as to the surrounding areas, and by car there is easy access to the Gyle Shopping Centre, City Bypass and Edinburgh Airport.



Approx. Internal Area Excl. Attic 74.51 Sq M / 802 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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