










Offers Over

£180,000

48 Stenhouse Gardens

Stenhouse | Edinburgh | EH11 3HN

An excellent opportunity has arisen to acquire this two bedroom main door villa, situated within a quiet pocket of Stenhouse close to local amenities and transport links. This property will undoubtedly appeal to first-time buyers and young professionals alike.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

This charming property opens into a welcoming entrance hall that leads into a spacious lounge and dining area, complete with a cozy gas fireplace, ideal for relaxing and entertaining. The room also has a convenient cupboard housing the boiler. The modern kitchen is well-equipped with both wall and base units, stylish tiled walls, a fridge/freezer, and a washer/dryer, offering ample storage and practicality.



Bedroom 1 features wardrobes attached to the wall for added storage and includes French doors that open into a bright garden room. The garden room, fitted with an electric heater, provides a comfortable space to enjoy the outdoors year-round and opens directly onto the garden. Bedroom 2 includes built-in wardrobes, providing seamless and efficient storage solutions. The fully tiled bathroom is fitted with a shower over the bath, along with a towel rail for added comfort and convenience.



Extras

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

Gardens & Driveway

The property boasts well-maintained outdoor spaces, with a front garden featuring a lush lawn, a path, and a gate, adding curb appeal and functionality. The expansive rear garden is a delightful space with a lawn, a garden shed, a swing, and a seating area at the rear for relaxation and outdoor gatherings. It is bordered by a variety of shrubs and flowers, enhancing its charm, and includes a convenient outdoor tap. Additionally, the property benefits from a private driveway, offering off-street parking.

Viewing

Please contact Neilsons on 0131 625 2222.



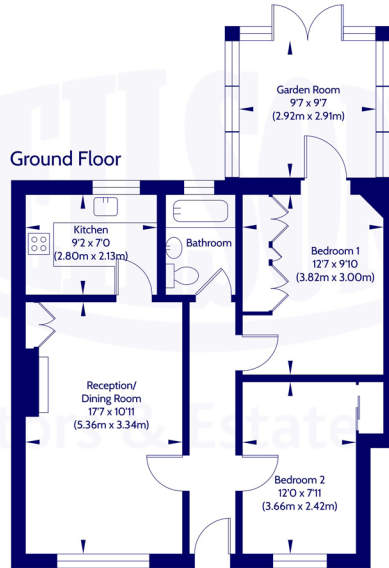


Location

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 further 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 with facilities including 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.



Approx. Gross Internal Floor Area 66.16 Sq M / 712 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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