



46 Stenhouse Place East

Stenhouse, Edinburgh, EH11 3DQ



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2 bedroom upper villa situated in the popular Stenhouse area, ideal for a first time buyer.

- Sitting room
- Kitchen
- 2 bedrooms
- Bathroom with shower
- Private garden area
- Communal drying green
- Double car driveway
- Gas central heating & double glazing
- Excellent location close to amenities
- Ideal for a first-time buyer or investor



Offers Over: £170,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Situated in the sought after Stenhouse area to the west of the city centre, this 2 bedroom upper villa offers an excellent home for a first-time buyer. The property is bright and spacious having recently been decorated throughout.

Further benefits include gas central heating, double glazing, private garden area, communal drying green and double car driveway.

Extras

To include all fitted floor coverings, oven and hob.



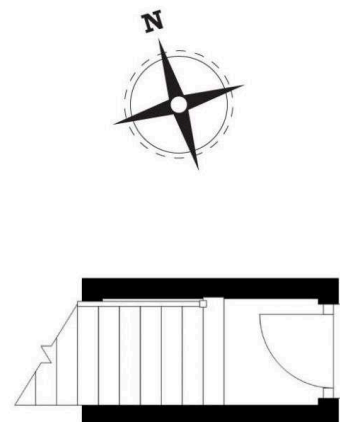


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Edinburgh EH11 3DQ**

Total Area: 68.7 m² ... 739.9 ft²

All measurements are approximate and for display purposes only

First Floor



Ground Floor

Location

Stenhouse is an established residential area with ample local amenities, and offers easy commuting into Edinburgh city centre with the city bypass also quickly accessible. Stenhouse Primary school is within close proximity, along with local convenience shops. Larger supermarkets such as Asda at Edinburgh Corn Exchange and Tesco at Corstorphine are only a short drive away, and the South Gyle shopping centre can also be easily reached by car. Frequent public transport offers travel throughout the city, including the new tram network, with two stops close by.





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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.