



CLANCYS

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3 Stevenson Road,

Edinburgh, EH11 2SP



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3



1



EPC

E



FREEHOLD

Description

Clancys Solicitors & Estate Agents are delighted to market 3 Stevenson Road, a light and spacious, versatile 3-bedroom semi-detached bungalow, conveniently located in the Balgreen area, west of Edinburgh city centre boasting large private rear garden and a driveway. The property would benefit from modernisation and upgrading works, to become a fabulous family home. The accommodation comprises an entrance hallway, living room, kitchen, conservatory, three double bedrooms (one currently being used a dining room) and shower room. The property further benefits from gas central heating, partial double glazing, floored attic, private gardens to the front and rear, shared driveway and a garage. This property will appeal to a variety of buyers and viewing is highly recommended.

Location

The property forms part of the popular residential area of Balgreen. Excellent local amenities are available on nearby Corstorphine Road, which offers a wide selection of shops and supermarkets, and the city centre is within easy reach. Regular bus services to and from most parts of the city are again available on Corstorphine Road. Easy access is available to the city bypass which provides a quick and easy link to the M8/M9/M90/A1 road network, Edinburgh International Airport and the Forth Road Bridge. The property is also within walking distance of Murrayfield National Stadium.

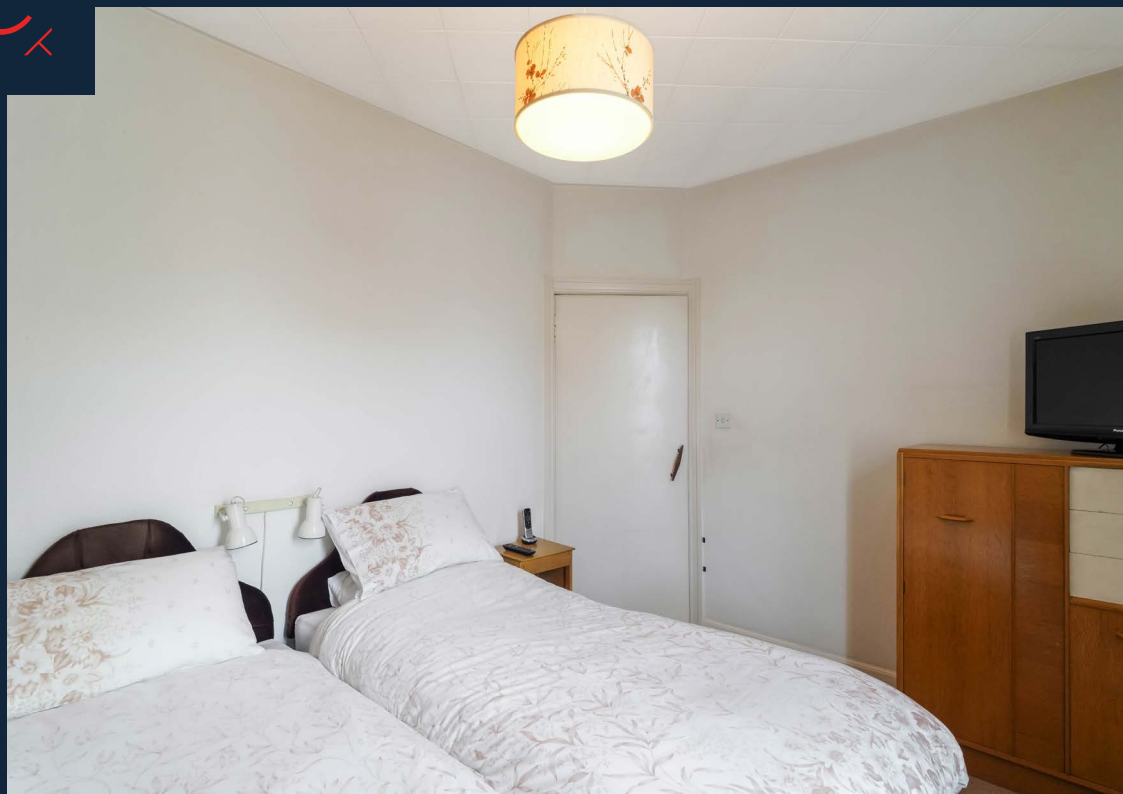
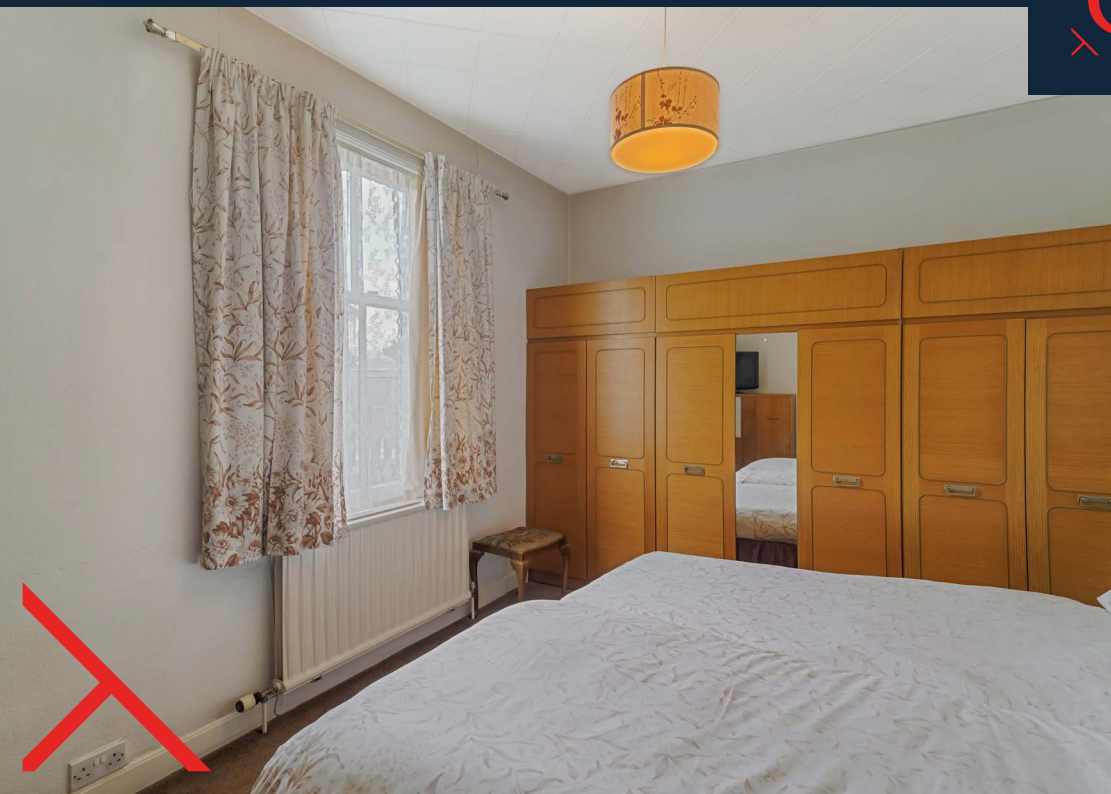
Extras

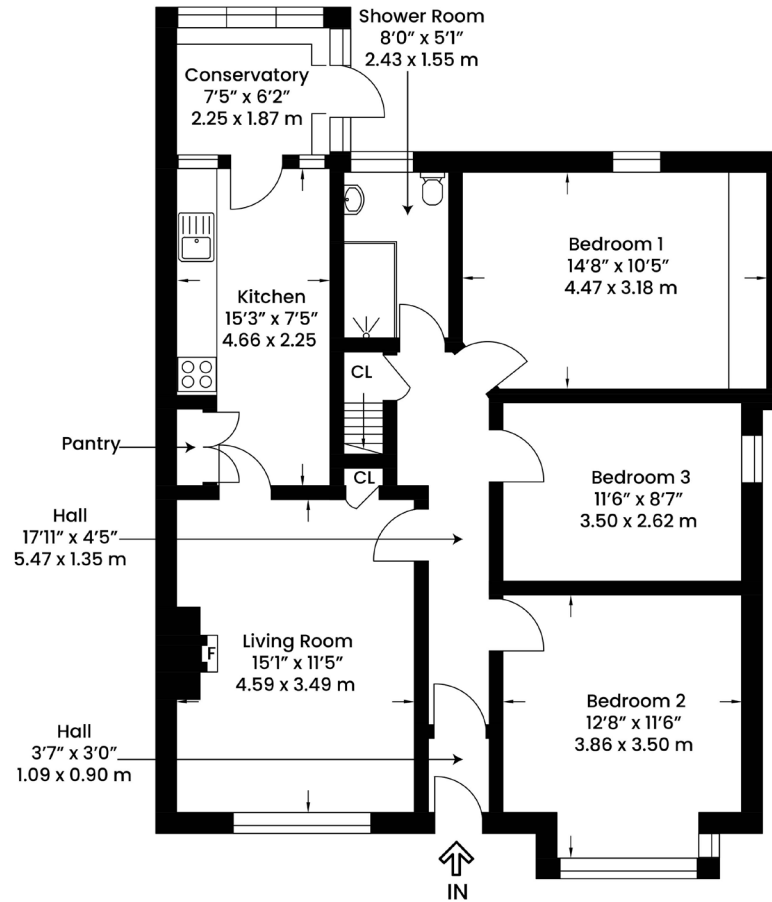
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for systems and that the property is being sold as seen

Features

- Entrance hall
- Living room
- Kitchen
- Conservatory
- 3 Bedrooms
- 1 Shower room
- Gas central heating
- Partial double glazing
- Floored attic
- Shared driveway
- Private gardens to the side and rear
- Garage
- EPC rating - E
- Council Tax Band - E
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.