



2 Stevenson Terrace, Edinburgh, EH11 2SB



Welcome

Welcome to Stevenson Terrace, this charming and deceptively spacious, main door, upper villa enjoys a sought-after residential cul-de-sac setting and offers flexible accommodation. The property has been thoughtfully extended into the attic space to provide additional living space, making it an ideal home for a range of buyers including professionals, couples and growing families. Externally, the property benefits from an impressive private rear garden offering an excellent space for outdoor entertaining, family activities and gardening enthusiasts. The garden enjoys a good degree of privacy and provides a wonderful extension of the living accommodation during the warmer months. Further enhancing the appeal of this attractive home is a private driveway providing off-street parking and a single garage offering additional parking, storage or workshop space. An early viewing is recommended.

- Main door entrance
- Upper landing with useful walk in cupboard/study
- Living room front facing
- Breakfasting kitchen
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and bath with electric shower over
- Attic rooms accessed by a fixed pulldown ladder
- Gas central heating
- Double glazing
- Impressive private rear garden to include shed and greenhouse
- Driveway and single garage to the side







Balgreen

Stevenson Terrace enjoys a sought-after residential setting in the heart of Edinburgh, combining peaceful surroundings with excellent access to the city centre. Situated close to a wide range of local amenities, residents benefit from an array of independent cafés, restaurants, shops, and supermarkets as well as nearby green spaces including Saughton Park and the Rose gardens and the property is only a short walk from the local primary school, Balgreen tram stop and Murrayfield stadium, the location is ideal for walking and recreation. The area is well served by regular public transport links, providing convenient connections across Edinburgh, while major road networks are easily accessible for commuters. Renowned educational institutions, cultural attractions, and leisure facilities are all within easy reach making Stevenson Terrace an attractive location for professionals, students, and families alike. With its blend of urban convenience, established neighbourhood charm, and proximity to some of Edinburgh's most vibrant districts, Stevenson Terrace offers an excellent base from which to enjoy everything Scotland's capital has to offer.

Extras

Included in the sale are the white goods including the fridge/freezer and washing machine, all the fixtures and the light fittings. Note the cooker will be removed ahead of settlement. Items of furniture are available by separate negotiation.





Get in touch

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CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

