



33 Stenhouse Drive,
Edinburgh, EH11 3JR



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With bright and spacious interiors, exclusive garden and driveway, we are delighted to offer for sale this lovely main door upper villa. Located in the popular Stenhouse area of Edinburgh, the flat has gas central heating and double glazing.

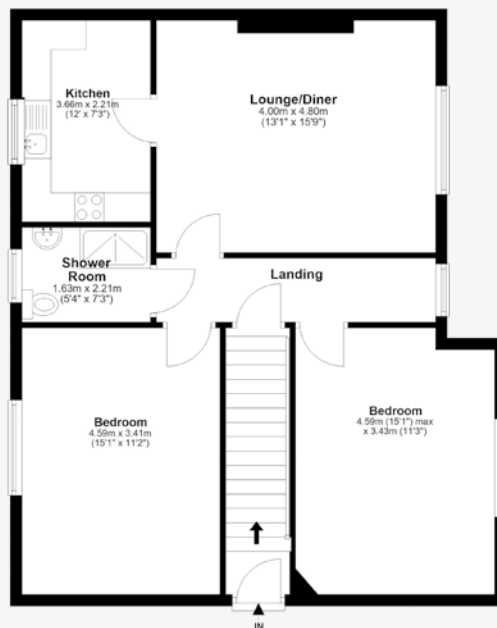
The accommodation includes a carpeted staircase leading to the first floor hall with hatch to the loft and window to the front. The good sized lounge has a window to the front, space for dining and door to the kitchen. The kitchen has window to the rear and is fitted with a range of modern white gloss base and wall units with oven, hob and dishwasher to remain. There are two well-proportioned double bedrooms and completing the accommodation is the shower room with window to the rear.

Externally the property benefits from private garden to the rear and a driveway to the side provides off street parking. There is also a shared drying green to the rear.

Early viewing of this lovely home is essential to fully appreciate the good sized, well presented accommodation on offer.

Stenhouse is located to the west of Edinburgh city centre, and a good bus network provides quick and easy access to the city centre and beyond. There is also a local tram stop within walking distance. There is a range of local shops, cafes and larger supermarkets in the area.





Accommodation

Lounge:	4.52m x 3.86m	(14'10" x 12'8")
Kitchen:	3.02m x 2.4m	(9'11" x 7'10")
Bedroom 1:	4.42m x 3.23m	(14'6" x 10'7")
Bedroom 2:	3.66m x 3.02m	(12' x 9'11")
Bathroom:	2.5m x 1.52m	(8'2" x 5')

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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