



58 Stevenson Drive, Edinburgh, EH11 3DN

Immaculately Presented, Two-Bedroom, Traditional Lower Villa With a Private Garden and Driveway

Up to date price and viewing info at mov8realestate.com/property

espc **rightmove** **Zoopla**
find your happy

Property Description

Immaculately presented, two-bedroom, traditional lower villa with a private garden and driveway. Conveniently located in the popular Stenhouse area, to the west of Edinburgh city centre.

Comprises a vestibule, hallway, a living/dining room, kitchen, two double bedrooms, and a shower room.

Highlights include a modern integrated kitchen, a stylish shower room, and light contemporary decor - ready-to-move-in. Additionally, there is double glazing, gas central heating, and good storage including bedroom wardrobes and a walk-in hall store.

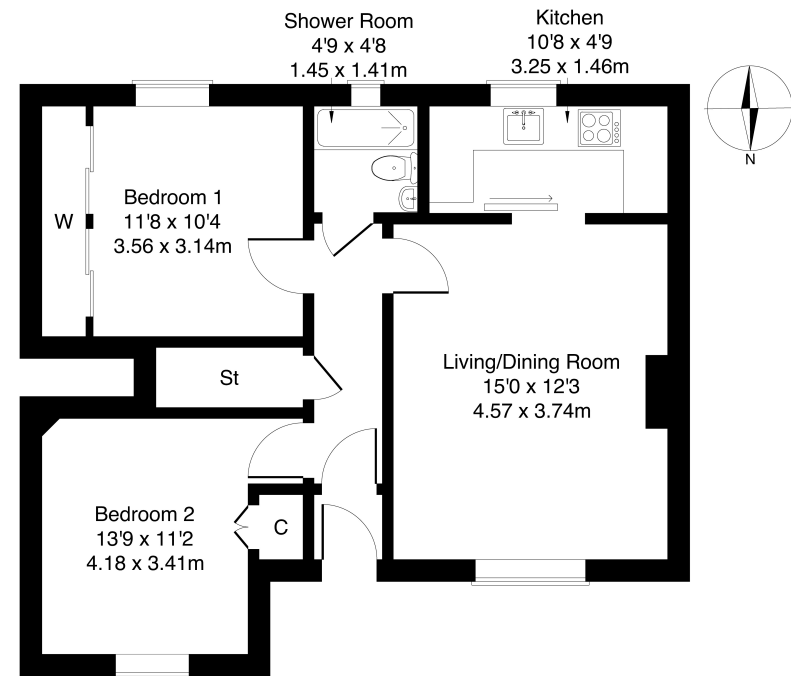
To the front is the driveway, a lawn and shrubbery, whilst to the rear is a southerly-facing and well-maintained shared drying green.

Welcoming you into the property, the hallway provides access to the spacious living/dining room, which has been finished with light and neutral décor throughout, complemented by contemporary carpeted flooring flowing seamlessly in from the hallway. The living room further features a charming fireplace, creating a warm and inviting space ideal for both comfort and relaxation. The kitchen is conveniently set just off the living room and is finished with tiled flooring, stylish countertops with a tiled splashback, a stainless steel sink with drainer, as well as an integrated oven and electric hob with canopy above, washing machine and fridge/freezer.

Bedrooms one and two are both finished with matching carpeted flooring flowing in from the hallway and further benefit from windows allowing plenty of natural light throughout, with both rooms also benefiting from wardrobes, ideal for additional storage space. Completing the property is the shower room, which comprises a three-piece suite including a shower cubicle, wash hand basin and WC, alongside a ladder-style radiator.



58 Stevenson Drive, Edinburgh, EH11 3DN



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Stenhouse is a well-established suburb located west of Edinburgh city centre. The area offers a good range of amenities, including local shops and a Tesco Express. For supermarket shopping, residents have access to the 24-hour ASDA at Chesser, the Edinburgh West Retail Park featuring Costa and M&S Food Hall, and a Sainsbury's at Longstone. Napier, Heriot-Watt, and Edinburgh universities are all within easy

reach. Leisure facilities nearby include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, Pure Gym on Gorgie Road, several golf courses, and open walking spaces such as Colinton Dell and the Water of Leith. Regular bus services operate from A71 Gorgie Road and Stenhouse Drive, with tram stops conveniently located at Saughton and Balgreen.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.