

DMD | SOLICITORS & ESTATE AGENTS

2 Stenhouse Street East, Edinburgh, EH11 3DD

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Bright and generously proportioned two-bedroom lower villa with its own entrance, private front and rear gardens, and off-street parking. Offering excellent scope for upgrading and personalisation, the property presents an opportunity to create a comfortable home in a convenient location. Local amenities and bus services to the City Centre and South Gyle are within easy reach, with a tram stop also nearby. The property benefits from gas central heating and double glazing.

The accommodation comprises:

- Entrance hall.

- Spacious living/dining room with a picture window, electric fire and storage cupboard housing the Worcester combi boiler.

- Rear-facing kitchen fitted with oak-style units, marble-effect worktops and matching splashbacks. Appliances include an electric hob, electric fan oven, fridge and freezer.

- Front-facing double bedroom with wardrobes included in the sale.

- Further double bedroom.

- Wet room-style shower room with an electric shower, wall-mounted wash basin and WC.







VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Outside and Gardens

The property enjoys private gardens to the front and rear, together with access to a shared drying area. The rear garden is mainly laid to lawn. To the front, part of the garden has been paved to provide off-street parking, with the remainder arranged for ease of maintenance.

Location

Stenhouse is an established residential area to the west of Edinburgh City Centre, well placed for commuting by bus, tram and bicycle. Local shops at Stenhouse Cross cater for everyday needs, with further shopping available in nearby Corstorphine, Chesser and the Gyle.

Schooling is available locally from nursery through to secondary level. Leisure facilities in the surrounding area include Carrick Knowe Golf Course, gyms and fitness clubs, and the extensive green spaces and recreational facilities of Saughton Park.

Extras

The fixed floor coverings, light fittings, curtains, blinds, kitchen appliances and bedroom wardrobes are included in the sale.

Council tax band - B

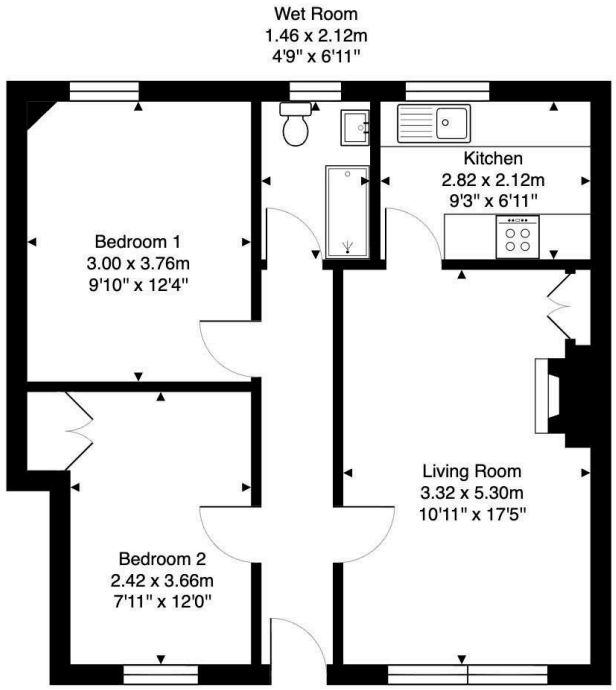








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Ground Floor



Total Area: 55.6 m² ... 598 ft²

All measurements are approximate and for display purposes only.







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Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666

www.dmdlaw.co.uk

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