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48 Stenhouse Gardens, Edinburgh, EH11 3HN

Beautifully Presented Two-Bedroom, Main-Door Traditional Lower Villa, with Generous Gardens and a Driveway

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Property Description

Beautifully presented two-bedroom, main-door traditional lower villa, with generous gardens and a driveway. Located on a quiet side street in the popular Stenhouse area just west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, a conservatory, and a bathroom.

Tastefully finished throughout with a modern kitchen, appliances and a good-quality bathroom. In addition, there is double glazing, gas central heating, and well-proportioned room sizes.

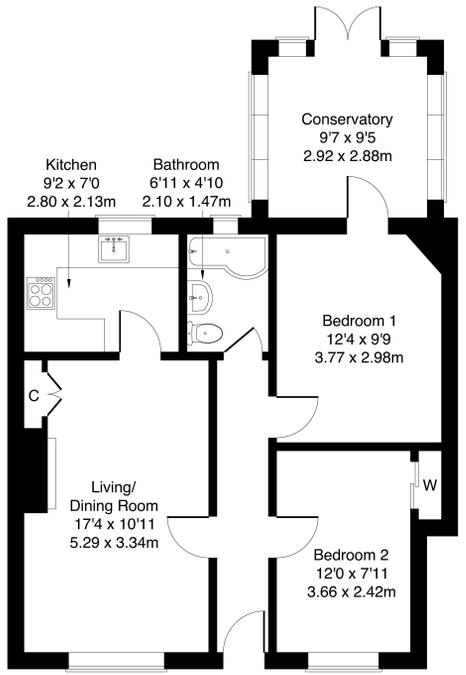
Well-maintained gardens include lawns, a driveway to the front, a store shed, a seating area and a mix of established shrubbery.

An entrance welcomes you into the property, with the carpeted hallway providing access to the lounge, bedrooms and bathroom, alongside useful hanging space for coats. The spacious living room offers ample room for both lounge and dining furniture and features a fireplace, plain coving and a built-in storage cupboard. Leading off the living room is the kitchen, which enjoys pleasant views over the rear gardens and offers a range of fitted storage, tiled walls, stone-effect worktops, a sink with drainer, washing machine, fridge/freezer and an integrated oven and gas hob.

To the rear is the first bedroom, featuring carpeted flooring and patio doors opening into the conservatory, which provides valuable additional living space. Positioned to the front is the second bedroom, complete with a built-in mirrored wardrobe, carpeted flooring and plain coving. Completing the accommodation is a bright, fully tiled bathroom with a rear-facing window and fitted with a modern suite, including a shower over a P-shaped bath and a chrome ladder-style radiator.

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Ground Floor

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.



















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