



22 Stenhouse Gardens North

Stenhouse, Edinburgh, EH11 3EJ

We sell homes, not just houses





Enjoying well-presented, neutral interiors, this main-door upper villa is set within an established residential area of Stenhouse and offers two double bedrooms, a spacious living room, a kitchen, and a bathroom, plus access to a shared garden and a private driveway. The home lies close to excellent nearby amenities and green space, and is sure to appeal to first-time buyers, professionals, couples, young families, and rental investors alike.

The villa's private ground-floor front door opens to a staircase which takes you to a first-floor hall with built-in storage. Along to hall to the right, you will find a living room, where a spacious footprint offers flexibility for arrangements of lounge furniture, and neutral décor is accompanied by a fitted carpet for optimum comfort underfoot. The living room is conveniently connected to the kitchen, which is fitted with classically styled wall and base cabinets, spacious worktops, and splashback tiling. A freestanding cooker and washing machine are included in the sale.

Features

- Main-door upper villa in Stenhouse
- Ground-floor entrance and first-floor hall with storage
- Spacious living room
- Sunny kitchen
- Two well-proportioned double bedrooms
- Bathroom with shower-over-bath
- Access to a shared garden
- Private driveway
- Gas central heating
- Double-glazed windows
- EPC Rating - TBC





“Main-door upper villa in Stenhouse with a spacious living room and a sunny kitchen”







Across the hall, two double bedrooms await, both enjoying spacious proportions for a choice of freestanding bedroom furniture. The sleeping areas also continue the neutral décor of the preceding accommodation and are carpeted for comfort. A bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a basin set into storage, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the villa benefits from access to a shared garden and it has a private driveway for off-street parking.

Extras: all fitted floor coverings, window coverings, light fittings, cooker, washing machine, living room tables and sofa will be included in the sale.

Area

Stenhouse is a highly popular residential area situated just west of the city centre. Here, you will find a wealth of recreational facilities, good schooling, excellent transport links, and numerous leafy areas, including Saughton Public Park and Rose Gardens. For tranquil walks and picnics, the nearby Corstorphine Hill nature reserve and the picturesque Water of Leith provide the perfect place to escape the hustle and bustle. For those seeking something more energetic, Murrayfield Ice Rink, Murrayfield Rugby Stadium, Saughton Sports Complex, and the Corn Exchange are all in close proximity. For golf enthusiasts, Carrick Knowe Golf Course is close by, providing a mature course that enjoys the iconic backdrop of Edinburgh Castle. Furthermore, schooling is well catered for from nursery to secondary level, and the area has a good range of local shops and services. For more extensive shopping, the nearby Gyle Shopping Centre offers various high-street outlets, eateries, and family restaurants, as well as an M&S Food and a Morrisons supermarket. The area is also well served by day and night buses and enjoys easy access to the City Bypass, Edinburgh International Airport, and the M8 and M9 motorway networks.





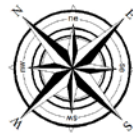
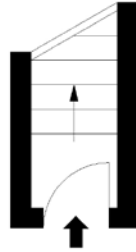
30

Some ENDS

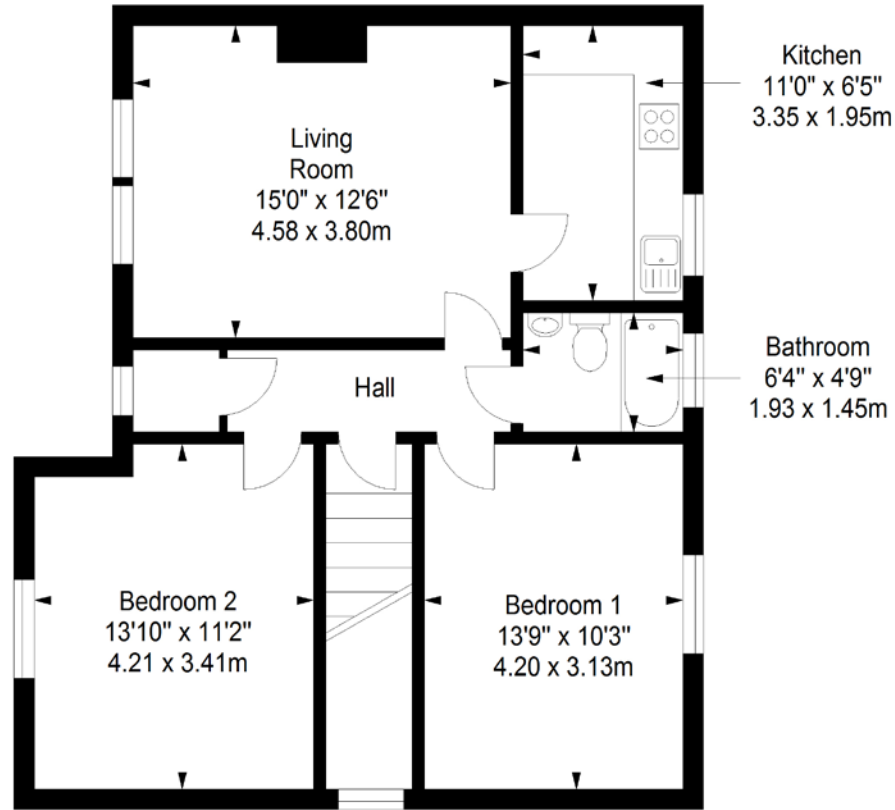
22

Floorplan

Ground Floor
Approx. 2.3 sq. metres (24.8 sq. feet)



First Floor
Approx. 66.9 sq. metres (720.1 sq. feet)



Total area: approx. 69.2 sq. metres (744.9 sq. feet)

89-91 Morrison Street, Edinburgh, EH3 8BU
0131 337 7771
www.clancys-solicitors.co.uk

rightmove  OnTheMarket.com  eSpC Zoopla



DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan 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.