



22 Stenhouse Street East

Stenhouse, Edinburgh, EH11 3DD

We sell homes, not just houses





Introducing a main-door upper villa with two double bedrooms, which is brought to market in excellent decorative order, providing buyers with a sought-after blank canvas. The bright and airy home also features a modern kitchen and a quality wet room, as well as a private garden and a private driveway. Situated in popular Stenhouse, it affords proximity to excellent amenities, public parks, schools, and transport links for an easy commute into the city centre.

The home's private front door opens to a bright staircase leading up to a central hall with a large built-in cupboard. Directly ahead is the living/dining room. This reception area is well proportioned for a variety of furnishings and it is beautifully decorated in subtle neutral hues and with a rich wood-textured floor. It is finished with a handsome fireplace that forms a charming focal point for organising the space. Sat adjacent, the kitchen has a lovely arrangement of cream-coloured cabinets paired with wood-toned worktops. It is an attractive look that offers lots of workspace and practical storage. It comes integrated with an oven, gas hob, and extractor hood, and with a freestanding fridge/freezer and a washing machine also included. Meanwhile, the two double bedrooms are on opposite sides of the home, both enjoying neutral decoration and fitted carpeting to maximise comfort. The two rooms are bright and airy, with ample floorspace for an excellent choice of furnishings. The three-piece wet room completes the accommodation on offer. Gas central heating and double glazing ensure year-round comfort.

Features

- Upper villa in excellent decorative order
- Situated in popular Stenhouse
- Neutral interior design throughout
- Private main-door entrance
- Bright staircase to hall with storage
- Living/dining room with a fireplace
- Modern, well-appointed kitchen
- Two bright and airy double bedrooms
- Wet room with three-piece suite
- Private rear garden that is laid to lawn
- Communal garden and drying area
- Private driveway for two cars
- Gas central heating and double glazing
- EPC Rating - C







“Private main-door entrance leading into a living/dining room with a fireplace, as well as a modern, well-appointed kitchen”







Outside, the home benefits from a communal garden and drying area, as well as a private rear garden (all of which are laid to lawn). In addition, there is a private driveway providing off-street parking for two cars.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge/freezer, a washing machine, and a sizeable garden hut to be included in the sale.

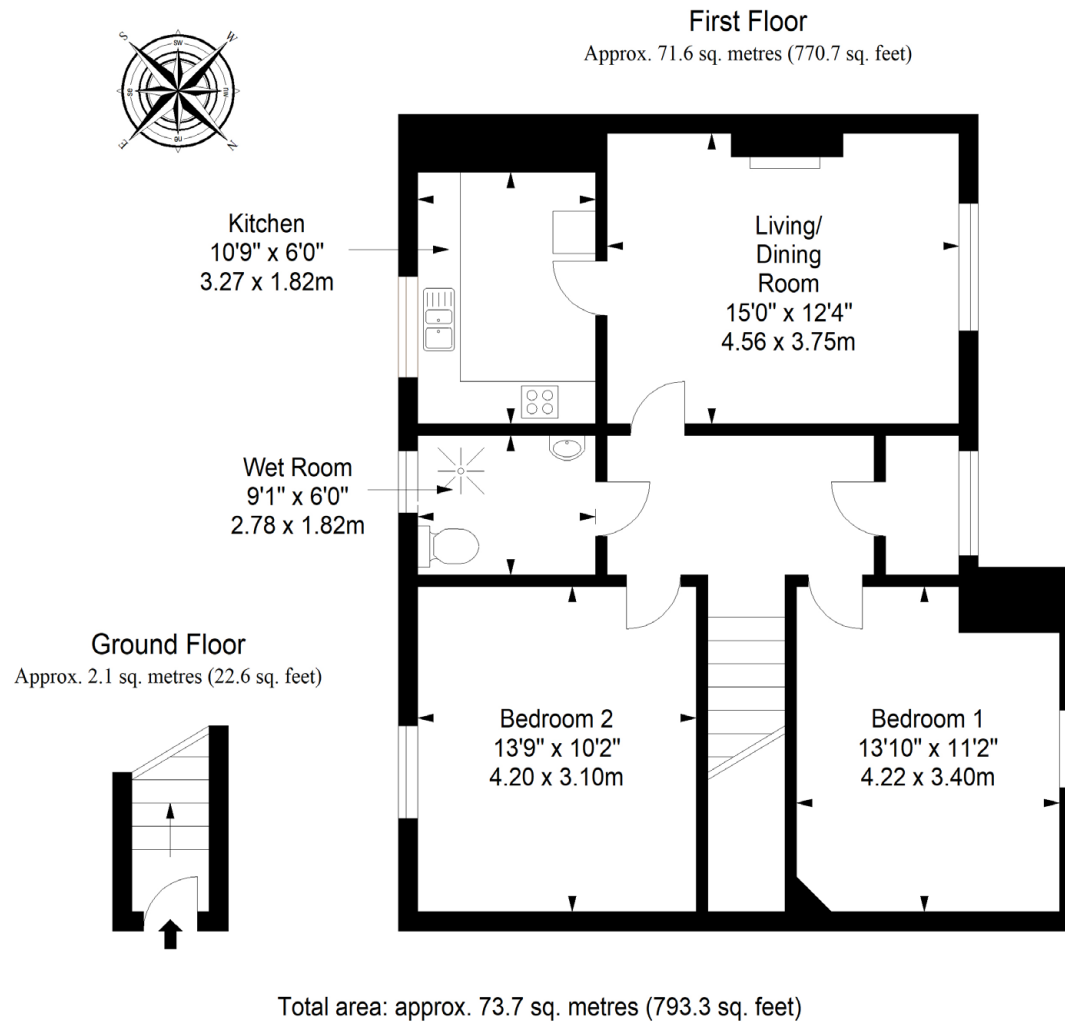
Stenhouse, Edinburgh

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.





Floorplan



20-22 Torphichen Street, Edinburgh, EH3 8JB
0131 337 7771
www.clancys-solicitors.co.uk

rightmove  OnTheMarket  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.