




McEwan Fraser Legal

Solicitors & Estate Agents

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85 Stenhouse Drive

EDINBURGH, EH11 3ES



THE LOCATION

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This property is located in the popular Stenhouse area of Edinburgh, which lies to the west of the city centre. The property is well-positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative choice is available at the Gyle Shopping Centre, whilst Hermiston Gait is just a little further afield.

The city centre can be accessed by car in as little as ten to fifteen minutes, depending upon traffic. Leisure wise the choice is excellent and includes established clubs and organisations which cater for both adults and children alike, a private health and sports club, Edinburgh Zoo and Murrayfield Ice Rink and rugby stadium. Schooling is well represented from nursery to senior level.

An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. The airport tram line operates a short distance from the property and is another option for travel when looking to venture into the city.



85 STENHOUSE DRIVE

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McEwan Fraser Legal is delighted to present this two-bedroom Lower Villa in Stenhouse. The property is in walk-in condition. Inside, the property comprises of:

- Fully equipped kitchen which is in good order, however, could possibly benefit from modernisation.
- Spacious and bright living area with various possibilities of furniture arrangements.
- Two double bedrooms both of which offer plenty of space for freestanding storage units.
- One main shower room is a wet room and has an electric shower.

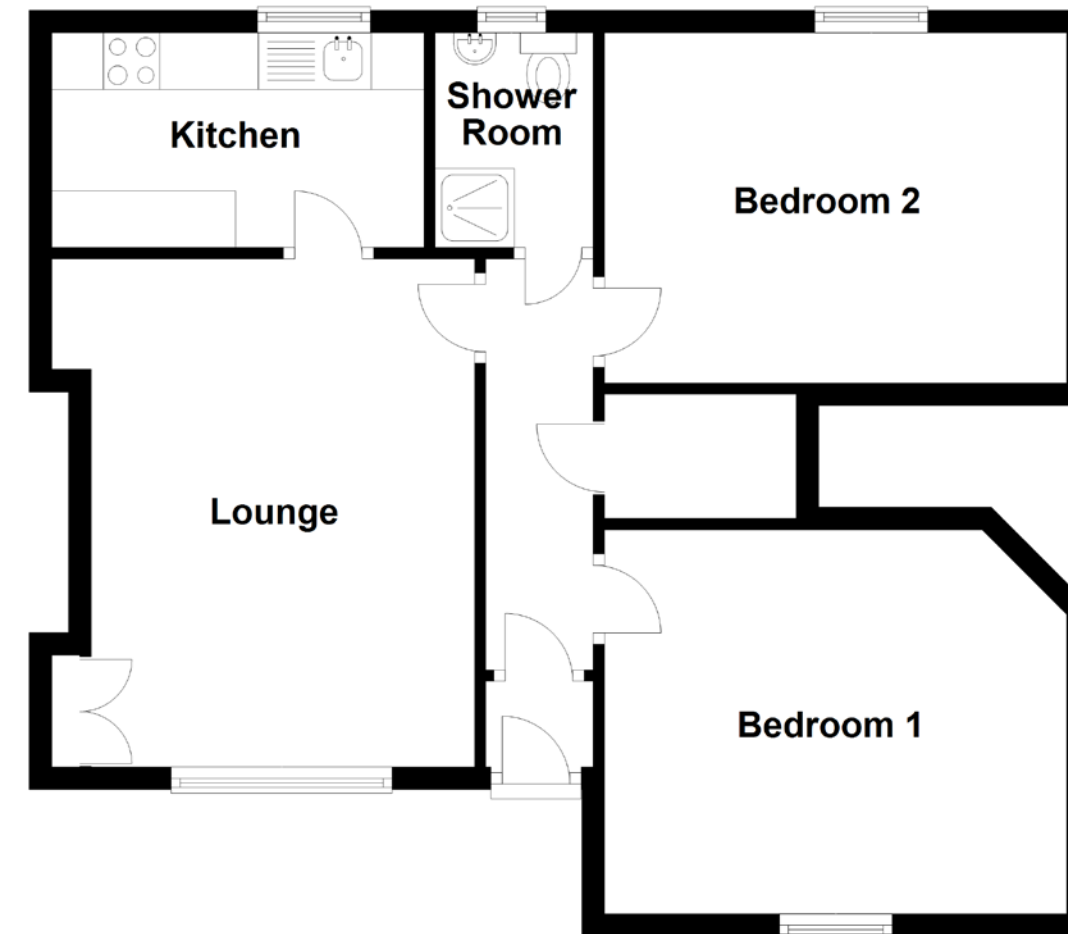
In addition to this, the property includes off-street parking in form of a single driveway and a private front and rear garden.





SPECIFICATIONS & DETAILS

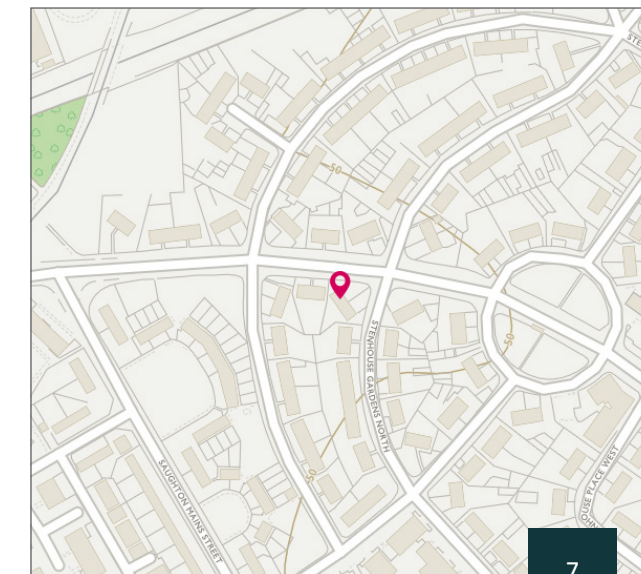
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.40m (11'2")
Kitchen	3.30m (10'10") x 1.90m (6'3")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
Bedroom 2	4.10m (13'5") x 3.10m (10'2")
Shower Room	1.90m (6'3") x 1.40m (4'7")

Gross internal floor area (m²): 66m² | EPC Rating: D





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Part
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