

21 Stenhouse Place East

EDINBURGH, EH11 3DL



Three bedroom lower villa which has been refurbished throughout, well situated within the Stenhouse area



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An excellent opportunity has arisen to acquire this three-bedroom lower villa which has been refurbished throughout well situated within the Stenhouse area of Edinburgh. Viewing of this property is highly recommended.

THE KITCHEN



Internally this accommodation is in excellent decorative order, briefly comprising; entrance hallway, the modern kitchen with wall and base units, large breakfast bar and benefiting from an integrated hob/oven and extractor hood, two double bedrooms, both plenty of space for free-standing units and a three-piece, partially tiled bathroom with over-head shower. The third bedroom is located off the kitchen and could also be used as a living room or home office and provides access to the private rear garden.



BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM

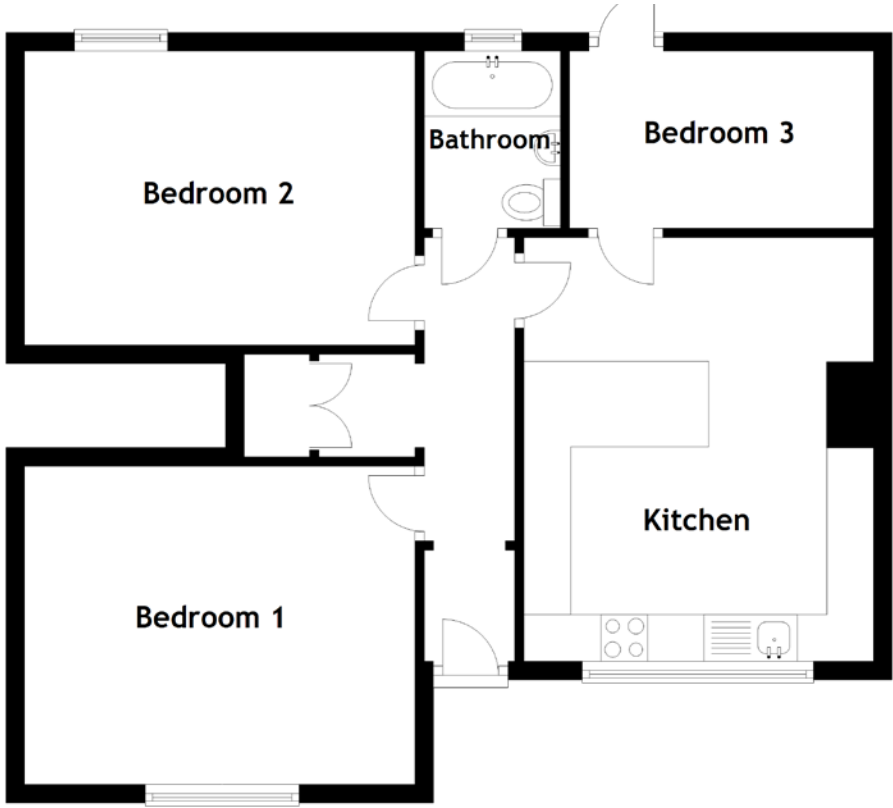


This property also benefits from; full double glazing, private off-street parking to accommodate residents and visitors alike and a private garden to the rear of the property with a decked area as well as a communal drying green.

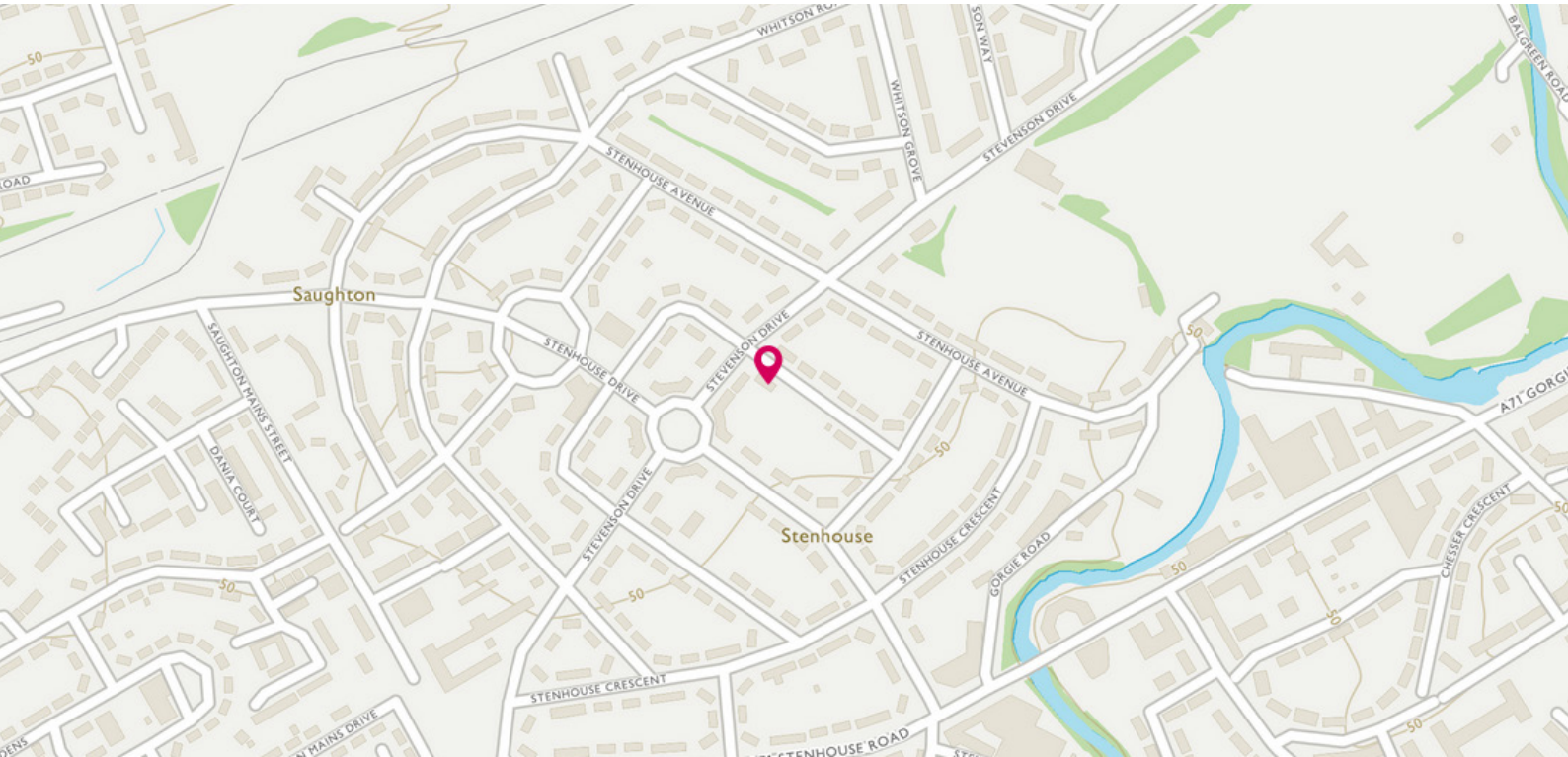
THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom 3	3.26m (10'8") x 1.83m (6')
		Bathroom	1.90m (6'3") x 1.46m (4'9")
Kitchen	4.54m (14'11") x 3.75m (12'4")	Gross internal floor area (m ²): 66m ² EPC Rating: C	
Bedroom 1	4.19m (13'9") x 3.41m (11'2")		
Bedroom 2	4.15m (13'7") x 3.15m (10'4")		



THE LOCATION

Stenhouse is a popular and sought after residential district lying to the west of the city centre. The city centre itself lies within close proximity and can be easily accessed by car or an excellent bus service lying close to hand will take you no more than 15-20 minutes to get there.





The property is ideally placed to be served by local shopping, schooling and many fine recreational facilities. Stenhouse Cross, which is located minutes walk from the property, will provide you with everything for your daily requirements and the Gyle Shopping centre with its major retail outlets, such as Marks & Spencer and Morrisons to name but a few, is only a short distance from the property and here a more varied range of facilities can be found.

Local schooling can be found within walking distance with Stenhouse and Balgreen primary schools close by and the nearby secondary schools being St Augustines and Forrester are in close proximity to the property. Many recreational facilities including Murrayfield Ice Rink, Carrick Knowe Golf Course and Saughton Park with its astroturf football pitch and children's play area are all in the nearby vicinity.



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