



**22/I STEVENSON DRIVE
STENHOUSE, EDINBURGH, EH11 3LA**

**FIXED PRICE
£145,000**

A nicely proportioned, upper villa in the popular residential area of Stenhouse. The property is well maintained and benefits from double glazing and gas central heating by way of a combi boiler. There are good public transport links to the city centre and the property would make a good first time buy or rental investment.

ACCOMMODATION

Hall, sitting room, fitted kitchen, two double bedrooms, bathroom with shower. Outside there is a private front garden and communal drying green to the rear. Unrestricted on-street parking.

VIEWING

By appointment with Purdie & Co. 0131 346 7240.



Purdie & Co
**Solicitors &
Estate Agents**

69 Haymarket Terrace, Edinburgh
EH12 5HD
Tel: 0131 346 7240 • Fax: 0131 346 7707
DX 557300, Edinburgh 60
Email: property@purdiesolicitors.co.uk
Website: www.purdiesolicitors.co.uk



Stenhouse lies to the west of the city centre and the property is well positioned to take advantage of an excellent range of local shopping outlets with additional shopping at the Gyle Shopping Centre and Hermiston Gait. Leisure facilities are well catered for and the choice is excellent, including 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 city and surrounding areas, with the number 22 bus, linking The Gyle to Leith, and the airport bus both stopping nearby. Saughton tram stop is also available locally. The city bypass and main motorway networks are also within easy reach and provide easy access to Edinburgh's international airport and the wider road network of central Scotland.

A path leads from the street to the front of the building and the home is accessed via a series of steps leading to the first floor. The flat is on the left hand side, with the front door opening directly onto the hall.

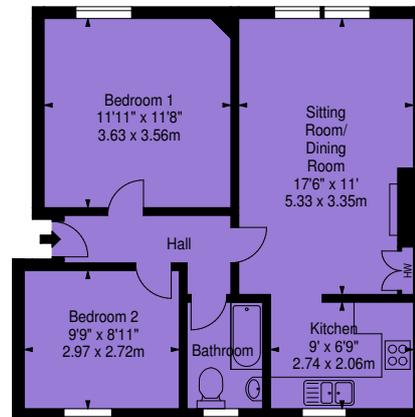
The sitting room is nicely proportioned with a mantelpiece & gas fire making an attractive focal point in the room, framed by the flower wallpaper feature chimney breast. Located off the sitting room is a fitted kitchen with wall and base mounted units, with a roll top worksurface. There are two double bedrooms; one looking to the front, one the rear, whilst the modern fitted bathroom is fitted with a white three piece suite comprising; bath (with shower over) wash hand basin and WC. Ceramic tiling surrounds the sanitary ware. All items in the flat are included in the sale.

To the front of the property is a private, enclosed garden (to the right if you are looking at the building), mainly laid to lawn with a patio area and privet hedge / fencing surrounding. To the rear of the property is a communal drying green and there is unrestricted parking on the surrounding streets.

22 F1 Stevenson Drive,
Edinburgh,
Midlothian, EH11 3LA



Approx. Gross Internal Area
581 Sq Ft - 53.97 Sq M
For identification only. Not to scale.
© SquareFoot 2020



First Floor



While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.



www.purdiesolicitors.co.uk

