NEILSONS

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Offers Over

£169,995

62 Stevenson Drive

Stenhouse | Edinburgh | EH11 3DN

An excellent opportunity has arisen to acquire this well-positioned two-bedroom main-door upper villa, ideally located within an established residential area of Edinburgh. Offering bright and well-proportioned accommodation together with private outdoor space and off-street parking, the property is ideally suited to first-time buyers, young professionals, couples or those seeking a convenient Edinburgh base.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Driveway
- Rear Gardens
- EPC Rating – C
- Council Tax Band - C

Description

The property is accessed via its own main door, with an internal staircase leading to the welcoming hallway. The hallway benefits from useful shelved storage, providing practical space for coats, household items and everyday essentials. The bright front-facing reception room benefits from dual windows, allowing excellent natural light into the room, together with carpeting and a focal fireplace which provides an attractive centrepiece. The room offers a comfortable and versatile space for both relaxing and entertaining. The kitchen is fitted with a range of wall and base units and benefits from a practical tiled floor. There is space for and provision of freestanding appliances, while the layout offers a functional environment for everyday cooking. The accommodation includes two spacious double bedrooms. The rear-facing principal bedroom is particularly generous in size, offering excellent space for a range of furniture and storage requirements. The second double bedroom enjoys a front aspect and provides further versatile accommodation, making it suitable for a guest room, home office or child's bedroom if required. The modern bathroom is fitted with a contemporary three-piece suite and benefits from an electric shower over the bath, providing a practical and comfortable space for everyday use.

This property has been subject to virtual renovation to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property benefits from private off-street parking, a valuable feature in this popular Edinburgh location. There is also a private section of rear garden, providing an attractive outdoor space for relaxing or entertaining. Residents additionally have access to a communal drying green, adding further practical outdoor amenity.

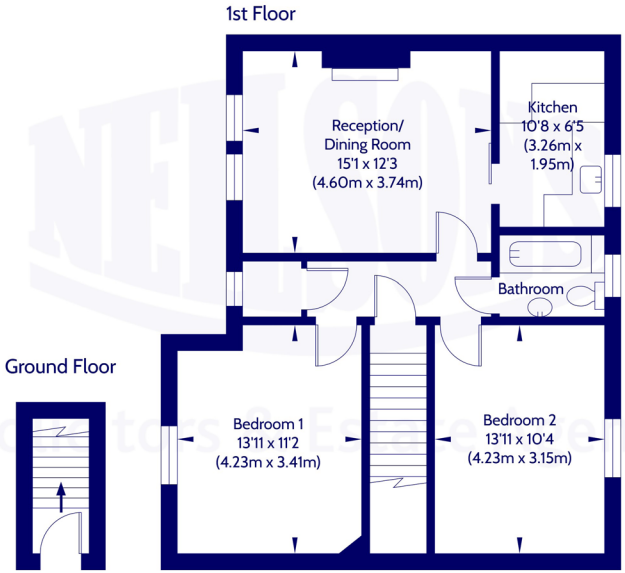
Viewing

By appointment through Neilsons (0131 625 2222).

Location

Stevenson Drive is situated within a well-established residential area of south-west Edinburgh, offering an excellent combination of convenient local amenities, good transport connections and easy access to the city centre. The property is particularly well placed for those seeking a practical Edinburgh home with excellent commuter links. A wide range of everyday amenities can be found within the surrounding area, including local shops, supermarkets, cafés, restaurants and other essential services. The nearby Slateford and Gorgie areas provide an extensive selection of retail and leisure facilities, while larger shopping destinations are also readily accessible. The location is particularly attractive for commuters, with regular bus services operating throughout the surrounding neighbourhood and providing convenient connections into Edinburgh city centre and beyond. Road links are also excellent, with straightforward access towards the City Bypass and the wider motorway network. The area benefits from a good choice of recreational facilities and green spaces, while Edinburgh city centre is within easy reach for the city's extensive range of cultural, entertainment and leisure attractions. Nearby areas such as Slateford and Saughton also offer opportunities for walking, cycling and outdoor recreation. Overall, Stevenson Drive provides a convenient and established residential setting, combining excellent transport links, a wide range of amenities and easy access to central Edinburgh, making it an appealing location for first-time buyers, professionals and couples.

Approx. Gross Internal Floor Area 67 Sq M / 719 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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