



GILSON GRAY

LAW • PROPERTY • FINANCE

64/2 STENHOUSE AVENUE

Stenhouse, Edinburgh, EH11 3DF



This two-bedroom upper flat is situated in Stenhouse and is presented with attractive, modern interiors and neutral décor throughout. The flat is sure to appeal to first-time buyers, professionals, couples, young families, and rental investors alike, and benefits from a private garden area. The flat has excellent amenities nearby including shops, schools (the catchment primary school is within easy walking distance), transport links (trams and buses), and open spaces, including Saughton Park and the Water of Leith.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Upper flat in well-connected Stenhouse
- Well-presented, modern interiors
- Shared entrance stairwell
- Welcoming hallway
- Generous, southwest-facing living/dining room
- Attractive, modern kitchen
- Two double bedrooms (one with a built-in wardrobe)
- Bright bathroom with shower-over-bath
- Private garden area and access to shared drying green
- Access to unrestricted on-street parking



GLOBAL TEXTILES
DAMASK DESIGN
1960-1970





"THIS TWO-BEDROOM FLAT IS SURE TO APPEAL TO A WEALTH OF BUYERS AND LIES CLOSE TO EXCELLENT AMENITIES AND TRANSPORT LINKS."





EPC RATING:



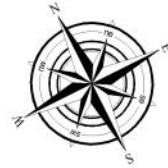
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

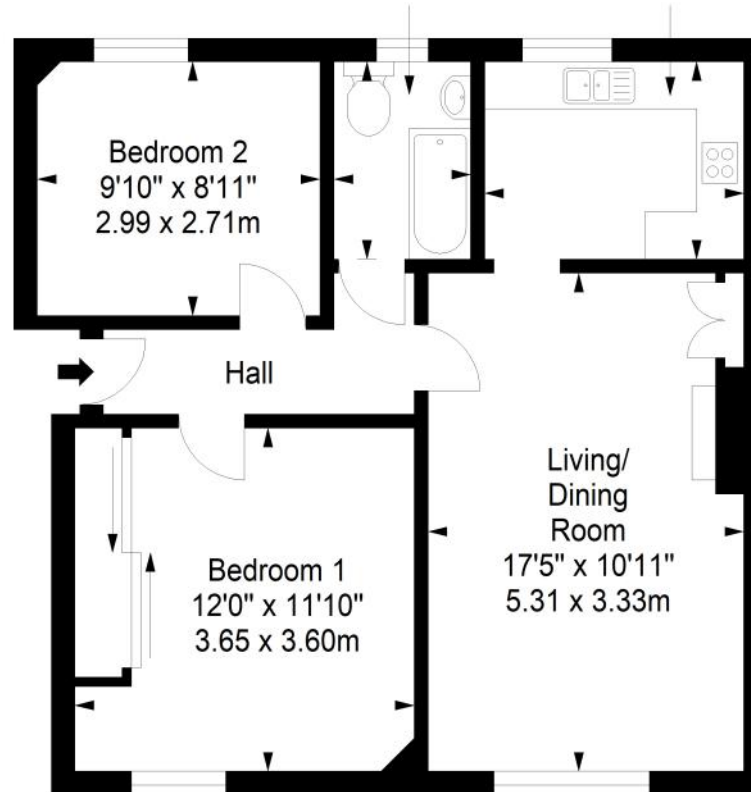
First Floor

Approx. 54.3 sq. metres (584.5 sq. feet)



Bathroom
6'10" x 4'9"
2.08 x 1.46m

Kitchen
9'1" x 6'11"
2.77 x 2.10m



Total area: approx. 54.3 sq. metres (584.5 sq. feet)



GILSONGRAY.CO.UK

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