



20 Stenhouse Gardens North  
Stenhouse, EH11 3EJ

**deans**   
Solicitors & Estate Agents LLP



## MAIN DOOR FLAT

- Living Room
- Kitchen
- Two Double bedrooms
- Bathroom
- Private Front & Rear Gardens
- Free On-Street Parking
- GCH
- EPC Rating - C





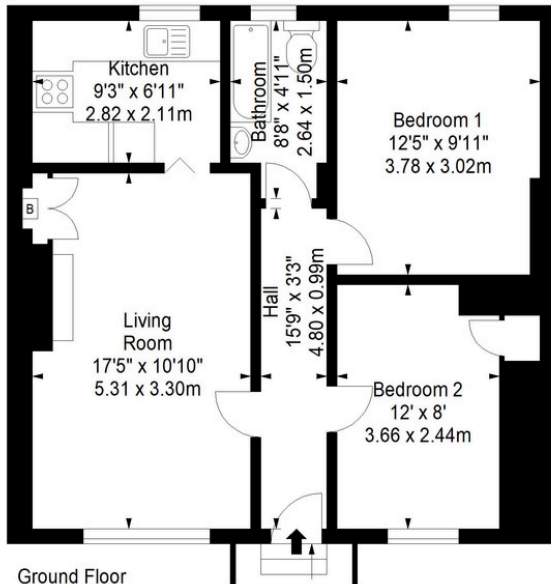
This well-proportioned main door lower villa situated in Stenhouse, west of Edinburgh city centre. The property is ideally placed for access to local shops and the Gyle Shopping Centre. The property has excellent bus links into the city centre and across Edinburgh along with access to the motorway networks, Forth Bridge and City Bypass. The accommodation comprises bright and spacious living room with feature fireplace and space to accommodate a dining table and chairs, fitted kitchen, two double bedrooms, with bedroom two benefiting from a storage cupboard. The bathroom has a white suite with shower over the bath. Further features include gas central heating. Externally there are private front and rear gardens and free on street parking. Included in the sale are fitted carpets and floor coverings and kitchen appliances. The appliances included are sold as seen with no warranty provided.



**Stenhouse Gardens North,  
Edinburgh, EH11 3EJ**



Approx. Gross Internal Area  
610 Sq Ft - 56.67 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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