



DESCRIPTION

Welcome to this 2-bedroom lower flat, a perfect blend of comfort and convenience. Situated in a peaceful neighborhood, this residence offers a spacious living area with ample natural light. With excellent transport links and local amenities nearby, this delightful flat is an ideal home for professionals, couples, or small families. Don't miss the opportunity to make it your own!

- Entrance Hallway
- Bright and spacious lounge
- Fully fitted kitchen
- Family bathroom with shower over bath
- Primary bedroom to rear
- Second bedroom to front
- Private front garden with driveway
- Shared rear garden

Viewings by appointment please call Gibson Estate Agents on 0131 297 3177



LOCATION

Stenhouse is a vibrant and diverse residential area located in the western part of Edinburgh. It boasts a range of amenities that cater to the needs of its residents, making it an appealing place to live for families, young professionals, and retirees alike. Education is well-covered in Stenhouse, with several reputable schools in the vicinity. Stenhouse Primary School and Balgreen Primary School are the cornerstone of the community. For secondary education, Tynecastle High School is within easy reach. In terms of amenities, Stenhouse offers a variety of options to ensure convenience and a high quality of life. The area is home to several local shops, including grocery stores, cafes, and specialty stores, ensuring that residents have easy access to daily necessities. Saughton Park is located a 5-10 minute walk away and has a large playpark, café and walled garden also within walking distance is the Water of Leith walkway. For more extensive shopping, the nearby Gyle Shopping Centre offers a wide range of retail outlets, from fashion to electronics, as well as dining options and entertainment facilities. Public transport is another strong point for Stenhouse, with excellent bus services providing easy access to Edinburgh's city centre and other surrounding areas. The Edinburgh Trams also serve the area, offering a convenient and efficient way to travel across the city.

