



110/1 Stenhouse Drive, Edinburgh, EH11 3HA

Bright and spacious one bedroom ground floor flat with private garden and driveway

URQUHARTS
EDINBURGH



DESCRIPTION

110/1 Stenhouse Drive is a bright and spacious one bedroom ground floor flat with private garden and driveway situated in the popular Stenhouse area. The location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall; spacious sitting room / dining room overlooking the front garden; fitted kitchen with wall and base units and appliances; good-sized bedroom; and a bathroom.

ACCOMMODATION

Entrance hall. Sitting room / dining room. Kitchen. Double bedroom. Bathroom. .

Gas central heating. Double glazing. Well-maintained private front and side garden mainly laid to lawn with driveway. Shared drying green to the rear.

LOCATION

Stenhouse is a popular and convenient area of the city,

lying approximately 2 miles west of the city centre. Local shops cater for everyday needs, as well as a 24hr ASDA, Aldi and Marks & Spencer Foodhall within short distance. Recreational facilities include Nuffield and a Pure Gym, Carrick Knowe Golf Club, 5-a-side football pitches and the O2 Academy Corn Exchange venue, with Edinburgh Zoo and Murrayfield Ice Rink & Rugby Stadium close by. The green open spaces of Saughton Park with Sports Complex, skate park, play park and rose garden, and Water of Leith cycle path network & Union Canal are all easily accessible. An efficient public transport network operates to most parts of the town and surrounding areas, with the city bypass and main motorway networks within easy reach. Schooling is well represented from nursery to senior level.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. All furniture can be included in the sale.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band A

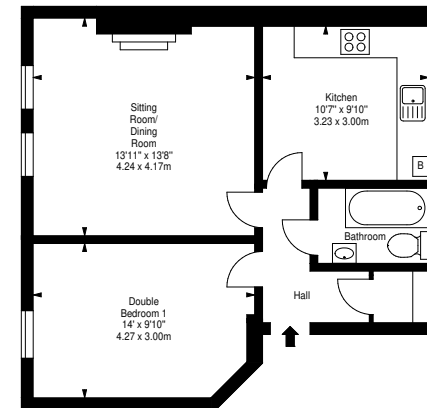
The property has an Energy Rating Category C



Flat 1,
110 Stenhouse Drive, EH11 3HA



Approx. Gross Internal Area
532 Sq Ft - 49.42 Sq M
For identification only. Not to scale.
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Ground Floor

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.