

4/2 STENHOUSE PLACE WEST
STENHOUSE, EDINBURGH, EH11 3JW

CURRAN & CO
PROPERTY



4/2 STENHOUSE PLACE WEST STENHOUSE, EDINBURGH, EH11 3JW

OFFERS OVER £170,000



'4/2 Stenhouse Place West is a stylishly presented, bright and exceptionally spacious two bedroom upper flat'

- Quiet Residential Setting
- Spacious Living / Dining Room
- Modern, Well-equipped Kitchen
- Two Double Bedrooms
- Tiled Bathroom
- Gas Central Heating & Double Glazing
- Expansive Private Garden
- Move-in Condition Throughout



Description

4/2 Stenhouse Place West is a stylishly presented, bright and exceptionally spacious two bedroom upper flat, which boasts an expansive private garden. An ideal first time buy or investment, the property is of move-in condition throughout.

Situated on a quiet residential street in the popular Stenhouse area, the property benefits from excellent bus and tram links into the city centre and surrounding areas, as well as great local amenities which include Saughton Park & Gardens.

Entered via a well-maintained stair, the accommodation comprises: entrance hall; sizeable living room with decorative

fireplace, fitted storage and ample space for a dining area; modern, well-equipped kitchen with base and wall-mounted units, integrated oven and ceramic hob, and freestanding fridge/freezer and washing machine; two generously proportioned double bedrooms; and fully tiled bathroom with shower over the bath, fitted storage and heated chrome towel-rail. Further benefits of this property include gas central heating and double glazing.

Externally there is an expansive private garden space laid to lawn, to the side of the building, and additional shared drying green. Unrestricted on-street parking is available to the front of the building and on surrounding streets.

Extras

Extras to be included are all carpets and floorcoverings, fitted blinds, and kitchen appliances.

EPC Rating

The energy efficiency rating of this property is band C.

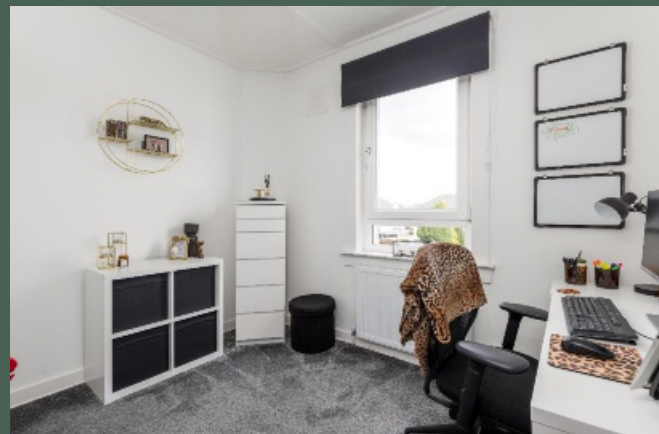
Council Tax

This property is subject to council tax band B.

Viewing

Viewing is by appointment only. Please contact our office to arrange a suitable time.







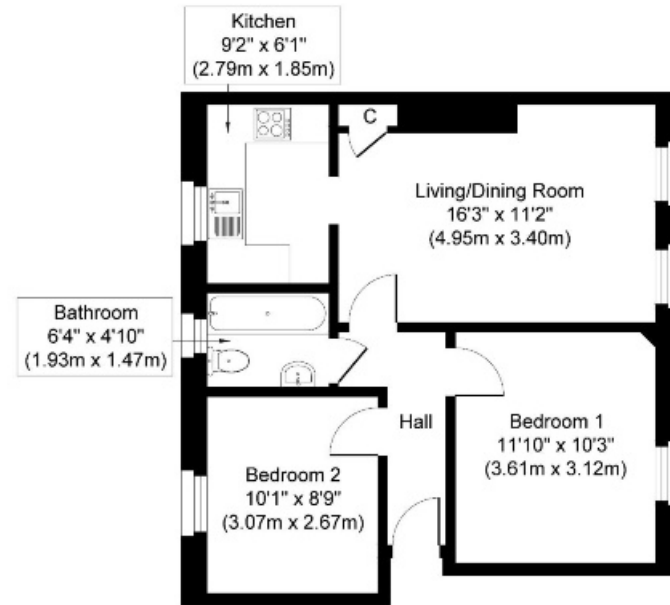
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.