










Offers Over

£110,000

115/2 Stenhouse Drive

Stenhouse | Edinburgh | EH11 3NW

Neilsons are delighted to present to market this freshly decorated ground floor flat, situated in the popular residential area of Stenhouse, close to local amenities and good transport links. Ready to move in to, this property will undoubtedly appeal to first-time buyers, professionals or buy to let investors, and early viewing is recommended.

-  1 bedroom
-  1 public room
-  1 shower room
-  Communal gardens
-  On street parking
-  EPC rating – C
-  Council tax band - A



Description

In brief, the accommodation comprises entrance hallway with good storage (including one large, walk in cupboard), bright lounge/dining room, kitchen with a good range of wall and base units with new worktops, bedroom with fitted wardrobe, and modern shower room.

The property further benefits from gas central heating (the boiler is only three years old) and double glazing. Edinburgh City Council have confirmed that a secure entryphone system is due to be fitted to both front and rear communal doors.

This property has been subject to some virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fixtures and fittings will be included in the sale along with the new gas hob and electric oven plus washing machine.

Gardens and Parking

There are well maintained communal gardens and ample on-street parking can be found in the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).



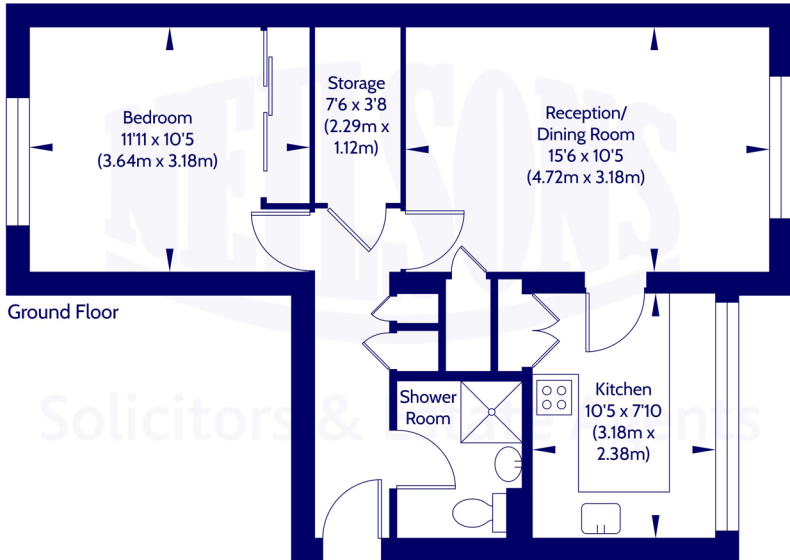


Location

Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many further facilities whilst the City Centre is easily accessible by bus, car or tram. Both the Gyle Shopping Centre and Fountain Park leisure complex are located only a short distance away with facilities including a health and fitness centre, multi-screen cinema and many bars and restaurants. Schooling is well catered for at both primary and secondary levels and recreational facilities include the Carrick Knowe Golf Course, Saughton Park and Murrayfield Stadium.



Approx. Gross Internal Floor Area 48.48 Sq M / 522 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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