










Offers Over
£155,000

6/6 Stenhouse Avenue West

Stenhouse | Edinburgh | EH11 3ER

A fantastic opportunity has arisen to purchase this bright and spacious top floor flat, presented to the market with modern décor throughout, close to local amenities and transport links. The property would undoubtedly appeal to first time buyers, young professionals or rental investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Communal Rear Gardens
-  EPC Rating – D
-  Council Tax Band - A



Description

In brief, the accommodation comprises; inviting hallway with a good size cupboard; generous reception room with a bright westerly aspect and ample space for a dining area; fitted kitchen offering a range of wall and base mounted units, tiling to splash areas and stylish worktop and black fixtures; spacious double bedroom offering mirror fronted built in wardrobes; secondary well proportioned double bedroom with stylish grey tones and view towards the Pentlands; fully tiled bathroom with a crisp white three piece suite, in built vanity storage and thermostatic shower over the bath.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

To the rear is a large communal garden, mostly laid to lawn and drying green area, bordered with fencing and mature hedgerow. Ample unrestricted on street parking is available for residents and visitors alike.

Viewing

Please contact Neilsons on 0131 625 2222.





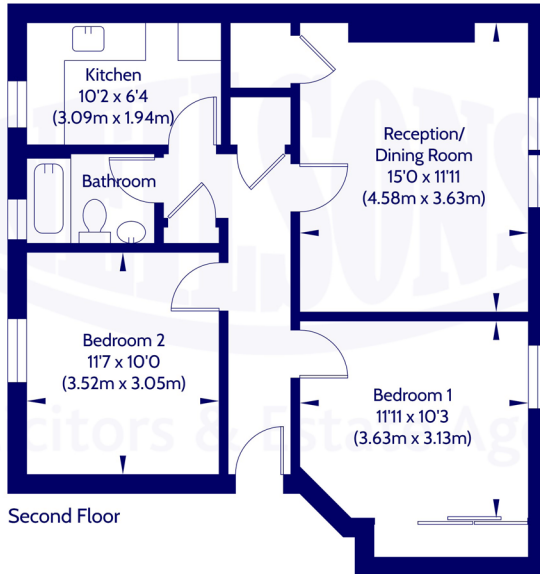
Location

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 60.67 Sq M / 653 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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