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Offers Over

£160,000

45/1 Stenhouse Avenue West

Stenhouse | Edinburgh | EH11 3EX

A well proportioned two bedroom ground floor flat, with private garden, located in the popular residential area of Stenhouse. Close to local amenities and transport links, and with easy access to the City Centre, the property is sure to appeal to first time buyers, professionals and buy to let investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Private front garden
-  EPC Rating – C
-  Council Tax Band - B



Description

This charming property offers a well-planned layout beginning with a welcoming hallway that provides practical built-in storage, ideal for coats, shoes, or household essentials. The front-aspect reception room is both stylish and inviting, featuring a striking design wall, a focal fireplace that adds warmth and character, and additional in-built storage for convenience. The fitted kitchen is modern and functional, equipped with a range of wall and base units, complemented by sleek downlighting and attractive tiled splash zones for easy maintenance. There are two generously sized double bedrooms, each well-proportioned and offering comfortable living space. One is positioned at the rear of the property for added privacy, while the other benefits from a bright front aspect. Both rooms feature durable and contemporary laminate flooring. The modern shower room is finished to a high standard, comprising a white two-piece suite and a fully tiled shower cubicle fitted with a dual-headed thermostatic shower for a luxurious experience. The property also benefits from gas central heating (with hive heating system) and double glazing.



Extras

Included in the sale will be the gas cooker, washing machine and undercounter fridge with freezer compartment. The wardrobes in each bedroom can be included if desired.

Gardens & Parking

Externally, the property includes a private front garden laid to lawn, perfect for outdoor enjoyment, as well as access to a communal drying green at the rear. On-street parking is available, making this home practical as well as appealing.

Viewing

Please contact Neilsons on 0131 625 2222.



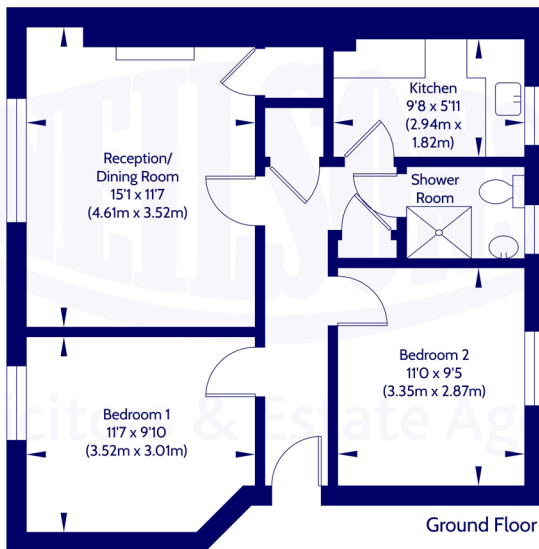


Location

Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, 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. 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, 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 55.1 Sq M / 593 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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