



Solicitors & Estate Agents










Offers Over

£175,000

37/2 Stenhouse Gardens

Stenhouse | Edinburgh | EH11 3LS

This bright and spacious ground floor flat is situated within beautifully maintained communal grounds, in the sought-after Stenhouse area, close to a range of fantastic local amenities and transport links. In move-in condition, the property would undoubtedly appeal to the professionals or first time buyers.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with deep built-in storage cupboard, generously proportioned lounge, stylish fitted kitchen with breakfast bar, light and airy principal bedroom with mirrored fitted wardrobes, second well proportioned double bedroom with mirrored fitted wardrobes and modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating & double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated fridge/freezer and integrated oven/hob.

Gardens & Parking

The property is surrounded by beautifully maintained communal garden grounds together with ample residents parking available. A factoring fee is made payable to Speirs Gumley for the upkeep of the communal areas and is approximately £300 per quarter. This also includes common buildings insurance.

Viewing

Please contact Neilsons on 0131 625 2222.





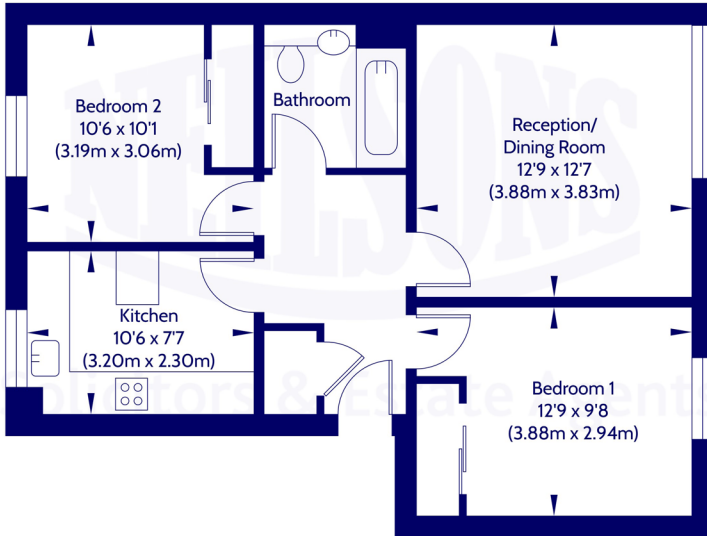
Location

The popular area of 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 local 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, facilities include 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 57 Sq M / 612 Sq Ft.

Ground Floor



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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

