



Offers over £195,000

22/3 Stenhouse Street West, Edinburgh, EH11 3DX



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Light, Well Presented Ground Floor Flat With Private Patio Popular Area Convenient To Local Amenities, Schools And Transport Links

Ideal opportunity to acquire a light, modern ground floor flat forming part of a factored building within a mature residential area lying west of the city centre, a superb situation close to excellent local amenities, schools and transport links.

The particularly bright, appealing accommodation with useful storage comprises: welcoming entrance hall, generous lounge with door to private patio, well fitted kitchen with appliances, family bathroom with shower and two comfortable bedrooms, one with en suite shower room. This delightful flat with westerly aspect is well presented with attractive fitted floor coverings and the added comfort of gas central heating and double-glazed windows. Set within well-tended mutual grounds, an entryphone system provides security to the communal stairway providing a fine introduction to this charming property.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Lounge	13'8 x 12' (4.17m x 3.66m)
Bedroom 1	12' x 9'3 (3.66m x 2.82m)
En Suite	9'8 x 3'3 (2.95m x 0.99m)
Bedroom 2	13'8 x 8'4 (4.17m x 2.54m)
Kitchen	8'5 x 8'3 (2.57m x 2.51m)
Bathroom	6'7 x 6'6 (2.01m x 1.98m)

LOCATION

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EXTRAS

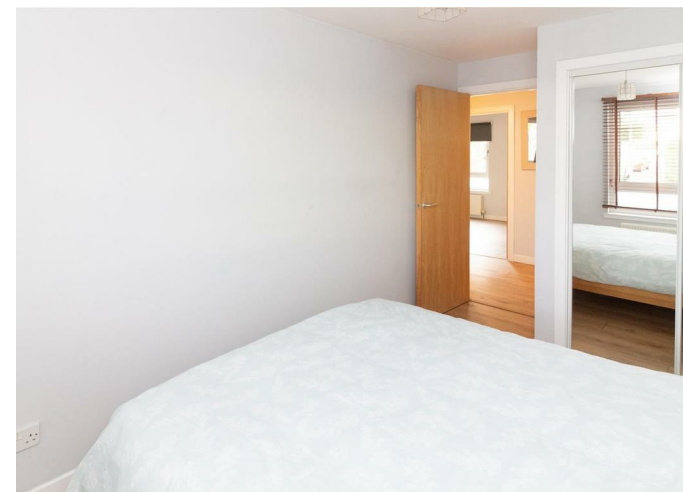
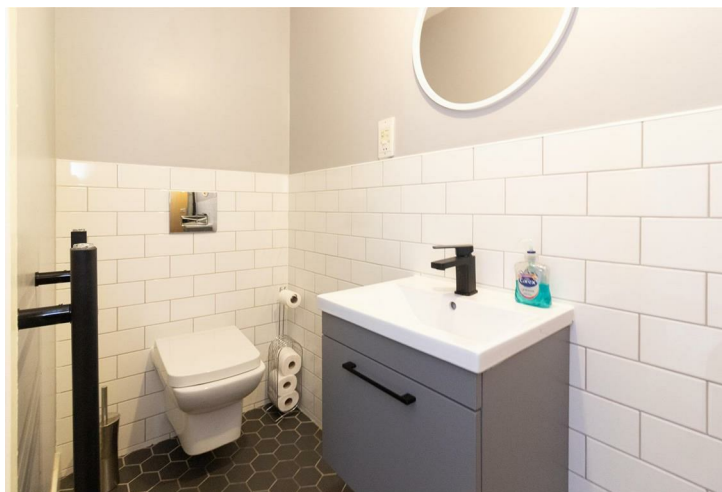
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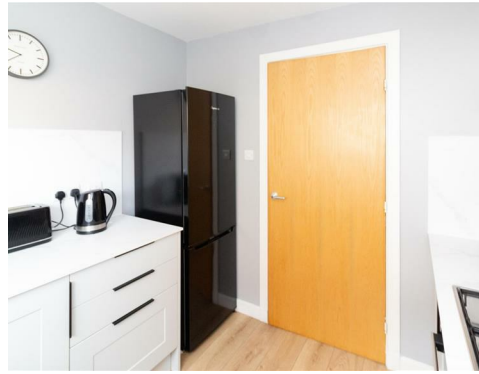
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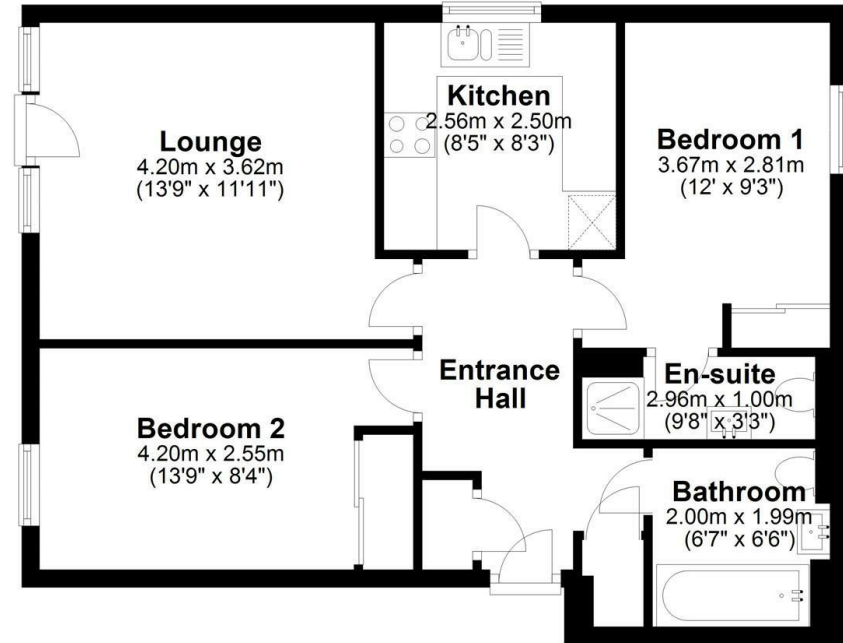
VIEWING

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Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.