



43/3 Stenhouse Avenue West, Edinburgh

In Excess of £180,000



RE/MAX
Estate



43/3 Stenhouse Avenue West

Edinburgh, Edinburgh

Nicole McFarlane and RE/MAX Estate's Modern 2 bed flat Contemporary kitchen with Beko appliances, bright lounge with fireplace, spacious bedroom with views, modern bathroom. Private garden, communal garden. Freehold. Council Tax TBC, Factor Fee TBC. Disclaimer applies.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Hall

16' 6" x 3' 3" (5.04m x 0.99m)

The hallway provides access to all rooms of the flat and includes two storage cupboards for added convenience. It features a central light fixture and a radiator, ensuring the space is well-lit and comfortable. Additionally, the hallway houses the smart buzzer for the telecom system connected to the front door of the flat.

Bedroom One

12' 1" x 11' 11" (3.68m x 3.63m)

Bedroom One features a front-facing window with stunning views of the Pentland Hills. The room is carpeted and includes a central light fixture and a radiator for optimal comfort. There's ample space for a double bed and freestanding furniture, making it a versatile and inviting retreat.

Bedroom Two

10' 11" x 10' 1" (3.32m x 3.07m)

Bedroom two rear facing window, view of the garden, carpet flooring, center light, one radiator, lots of natural light, plenty room for double bed and free standing furniture.

Lounge

14' 1" x 11' 11" (4.30m x 3.62m)

The lounge features a large front-facing window that floods the room with natural light, enhancing its warm and inviting atmosphere. The newly decorated space boasts carpet flooring, a central light fixture, and a radiator, ensuring comfort and style. Although the fireplace is currently closed off, it has a charming wooden surround with a marble base, adding a lovely focal point to the room. Additionally, a spacious cupboard provides ample storage and houses the boiler, offering both practicality and convenience.





Bathroom

6' 6" x 4' 8" (1.98m x 1.41m)

The bathroom boasts tiled walls and splashback areas, featuring a chrome heated towel rail for added comfort. It includes a quirky sink with a mixer tap and an electric shower over a mains bath with hot and cold taps. A rear view window allows natural light to fill the space. Recently decorated, this bathroom has a very modern and stylish feel.

Kitchen

9' 11" x 6' 5" (3.03m x 1.95m)

The stunning kitchen has been recently renovated and is fully fitted with top-of-the-range Beko appliances, including a 4-ring gas hob, extractor, freestanding fridge freezer, and washing machine, which the current owner has kindly gifted to the buyer. It features a sleek composite sink with a mixer tap, vinyl flooring, a central light, and a window overlooking the rear garden.





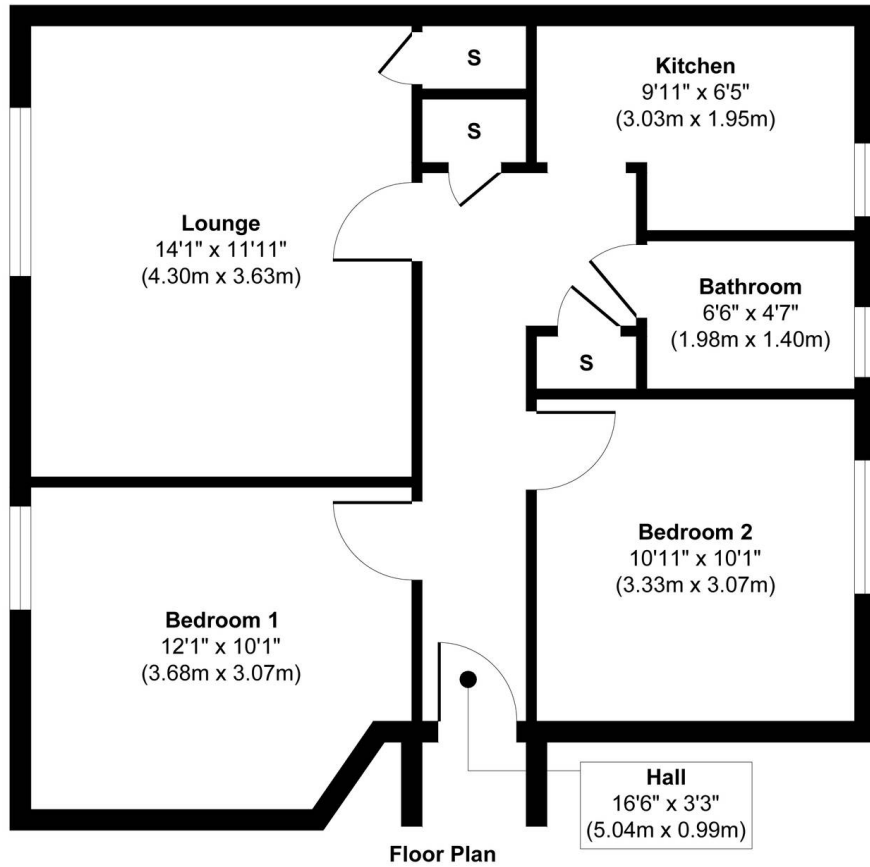
GARDEN

The flat includes a private garden to the side of the property, featuring a grassy area, mature shrubs and trees, and a shed generously gifted by the owner. The garden is adorned with stepping stones surrounded by decorative gravel, making it easily accessible and visually appealing.

COMMUNAL GARDEN

There is also a communal garden to the rear of the property, featuring a large, well-maintained grassy area. This space is equipped with washing lines, making it convenient for hanging laundry when needed, offering practicality alongside its pleasant outdoor environment.

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Approx. Gross Internal Floor Area 587 sq. ft / 54.54 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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