



Stenhouse

3 Stenhouse Terrace
EH11 3JB



Maindoor lower Flat

FIXED PRICE £175,000

- Hallway
 - Living room
 - Kitchen
 - 2 bedrooms
 - Shower room
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- Gas central heating
 - Double glazing
 - Private front garden
 - Private rear garden area

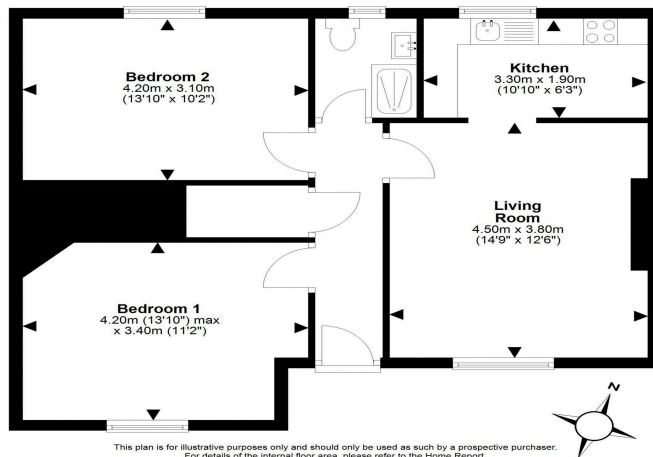


Viewing by appointment call
Beveridge & Kellas on 0131 554
6321









This 2-bedroomed main door flat is in the popular Stenhouse area which offers local shops at nearby Stenhouse Cross as well as a Tesco Metro and leisure facilities which can be found at nearby Pure Gym. Further shopping can be found at the nearby Gyle Shopping Centre offering a range of high street shops, Marks & Spencer's and a Morrisons supermarket. The property further benefits from regular bus and tram services offering quick and easy access to the City Centre, Edinburgh International Airport and further afield.

Accessed via a main door the property opens into the hallway with a deep storage cupboard. The front facing living room is of a generous size, has twin windows, and the kitchen off. The rear facing kitchen features base and wall units, integrated oven and gas hob, freestanding fridge freezer and washing machine. A double bedroom can be found to the front of the property, and a second double bedroom is located to the rear. Completing the accommodation is a rear facing shower room with splashboard walls, WC, wash hand basin, shower unit and heated towel rail.

The property benefits from an enclosed private front garden and private rear garden area with hut. Additional benefits include unrestricted on street parking, gas central heating and double-glazed windows.

EXTRAS

All aforementioned white goods, carpets, light fittings, curtains and blinds (no warranties to be given).

OFFERS

A fixed price of £175,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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