



44/2 Stenhouse Road, Edinburgh

Offers Over £162,500





Stenhouse is a long-established suburb, lying west of the Edinburgh city centre. There is a good range of amenities which include local shops and a Tesco Express, whilst supermarket shopping is available at the 24-hour ASDA at Chesser, the Edinburgh West Retail Park with Costa and M&S Food Hall, and a Sainsbury's at Longstone. Napier, Heriot-Watt, and Edinburgh universities are within easy reach, whilst leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, Pure Gym on Gorgie Road, numerous golf courses and the open walking spaces of Colinton Dell and the Water of Leith. Regular bus services are available from both A71 Gorgie Road and Stenhouse Drive, whilst tram stops are at Saughton and Balgreen.

Presenting this well presented two-bedroom flat nestled in the sought-after Stenhouse area of West Edinburgh City Centre. Boasting a well-maintained interior, this residence offers a spacious and luminous living/dining room, ideal for entertaining or modern-day living. The accommodation includes two generously sized double bedrooms, perfect for creating a comfortable retreat for inhabitants.

From the secure shared entrance, you'll find easy access to the property, which is in impeccable move-in condition throughout. The property also offers the convenience of unrestricted on-street parking, providing practicality and ease for residents and visitors alike.

Ascending the stairs to the upper level, you are greeted by the front door that opens into a welcoming reception hall, setting the tone for the rest of the home. The property is adorned with a



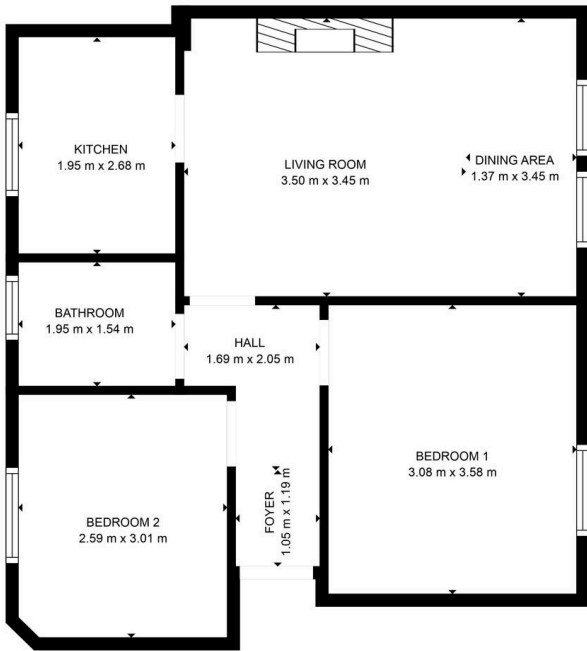
44/2 Stenhouse Road

Edinburgh, Edinburgh

- Spacious And Bright Living/Dining Room
- Two Double Bedrooms
- Move In Condition Throughout
- Secure Shared Entrance
- Unrestricted On-Street Parking
- Stairs To Upper Level & Front Door, Reception Hall.
- Conveniently Located In The Popular Stenhouse Area, West Of Edinburgh City Centre.
- Well Presented Two Bedroom Flat
- Private Rear Garden

Well-presented 2-bed flat in sought-after Stenhouse, W. Edinburgh. Spacious living/dining area, 2 double bedrooms, private rear garden. Prime location, easy access to amenities. Move-in ready, ideal for modern living. Viewing recommended!





TOTAL: 50 m²
FLOOR 1: 50 m²
EXCLUDED AREAS: WALLS: 4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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