

STENHOUSE
118 STENHOUSE AVENUE
EH11 3DB



EPC RATING: C

OFFERS OVER £165,000



BEAUTIFULLY PRESENTED TWO BED MAINDOOR LOWER VILLA WITH PRIVATE FRONT & REAR GARDENS

Located in the ever popular area of Stenhouse, this neutrally decorated flat is ready to move into with contemporary kitchen & bathroom and the added bonus of private front & rear gardens. Excellent transport links into the city centre on your doorstep and a short drive from the Gyle, Edinburgh Park & Gorgie with their wide range of retail outlets and amenities.

VIEWING

Sun 2-4pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Path to maindoor entrance leading to internal hallway
- Spacious sitting/dining room to front with feature wall and large storage cupboard with double doors, leading to
- Good sized kitchen with wide range of cream high gloss units and appliances
- Large master bedroom to rear
- Double bedroom two to front with feature wall & storage nook
- Fully tiled bathroom with bath with shower over, vanity sink unit & wc
- Gas central heating from combi boiler in the kitchen
- Upvc double glazed windows
- New carpets in most rooms
- Private front & rear gardens and communal drying green
- Free on street parking

LOCATION

Stenhouse is a very popular area to the west of the city. Minutes from a good range of local shops, including Tesco Express. A wider range of retail outlets are available in nearby Chesser (Asda, Aldi & M&S Simply Food), Gorgie (Sainsbury), Corstorphine (Tesco) and The Gyle shopping complex which is within easy reach. Sports enthusiasts are well catered for with Carrick Knowe Golf Course and Murrayfield Stadium in the vicinity, plus Saughton Public Park is nearby with its playing fields, athletics track and the biggest skate board park in Scotland. There are also numerous gyms available close by. There is easy access into town via the numerous bus services and the tram which stops at nearby Balgreen, running from the

airport all the way to Newhaven. The City Bypass is a short drive away with its access to the main motorway networks.

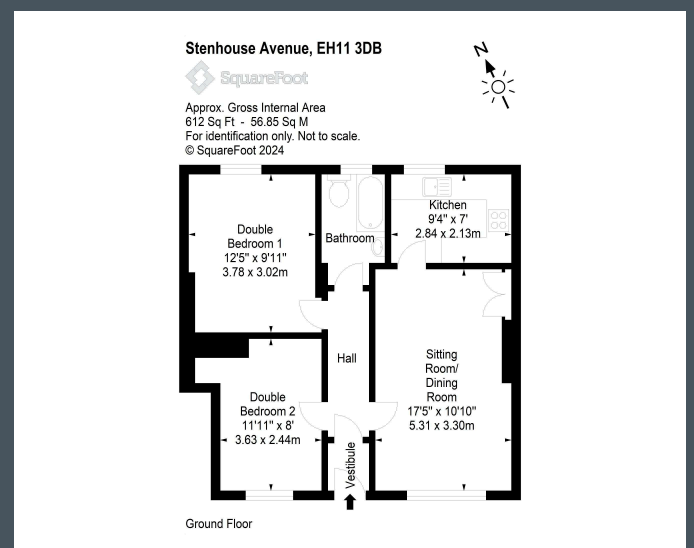
EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood and freestanding washing machine are included in the sale.

HOME REPORT VALUATION

£170,000

| | |
|---------------------|-----------------------------|
| Sitting/dining room | 17'5 x 10'10 (5.31 x 3.30m) |
| Kitchen | 9'4 x 7' (2.84 x 2.13m) |
| Bedroom 1 | 12'5 x 9'11 (3.78 x 3.02m) |
| Bedroom 2 | 11'11 x 8' (3.63 x 2.44m) |



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

