

KILGOUR

PROPERTY



22/1 Stenhouse Street West, Edinburgh EH11 3DX





- Lounge
- Separate Kitchen
- 2 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Shared Gardens & Patio
- Residents Parking
- Factor Fees £100.00 pcm approx at Point Of Sale
- Council Tax – Band C
- EPC – Band C

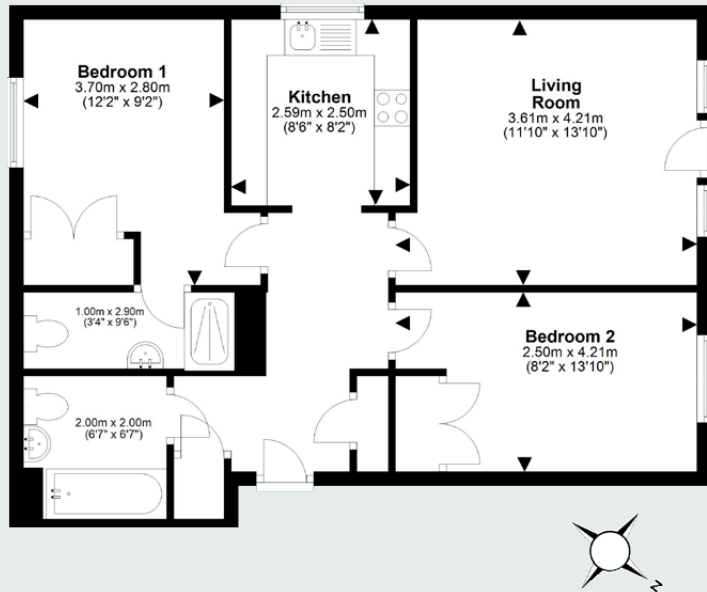
Viewing by appointment through selling agent on 0131 273 5233

Description

A very well located ground floor flat set within a popular residential development surrounded by good day to day amenities and very well placed for commuting. The property benefits from gas central heating and is double glazed. Externally there are shared gardens and a patio area. Entrance into the communal building is gained via a secure entry system. Residents parking is on hand.

Location

The popular area of Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many local facilities whilst the City Centre is easily accessible by bus, tram or car. Both the Gyle Shopping Centre and Fountain park leisure complex are located only a short distance away, facilities include a health and fitness centre, multi-screen cinema and many bars and restaurants. Schooling is well catered for at both primary and secondary levels and recreational facilities include the Carrick Knowe Golf Course, Saughton Park and Murrayfield stadium

1 2 2 C 
EPC BANDC 
COUNCIL TAX BAND

Lounge	13'10 x 11'10	4.21 x 3.61m
Kitchen	8'6 x 8'2	2.59 x 2.50m
Bedroom 1	12'2 x 9'2	3.70 x 2.80m
En Suite	9'6 x 3'4	2.90 x 1.00m
Bedroom 2	13'1 x 8'2	4.21 x 2.50m
Bathroom	6'7 x 6'7	2.00 x 2.00m







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