



RALPH SAYER
SOLICITORS & ESTATE AGENTS

93/4 Stenhouse Street West

Stenhouse, Edinburgh, EH11 3LX

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Situated in the Stenhouse area of the city, within an established residential area, this two-bedroom first-floor flat represents an ideal purchase for a wealth of buyers, whilst also offering an exciting opportunity for modernisation and cosmetic upgrades. Amenities in the immediate area comprise shops (including a supermarket and independent retailers), schools (the catchment primary is within easy walking distance), transport links (including train stations and a tram stop), and open spaces, including Saughton Park and Rose Gardens.

Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale. Please note, the property will be sold as seen with no warranties or guarantees provided as to the working order of the systems and appliances.

Property Summary

- First-floor flat in Stenhouse
- Exciting opportunity for modernisation
- Secure shared entrance and stairwell
- Hallway with built-in storage (including box room)
- Southwest-facing living room
- Sunny dining kitchen
- Two well-proportioned double bedrooms
- Three-piece bathroom
- Surrounded by shared grounds
- Access to ample unrestricted parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - A
- Home Report Value - £130,000





The flat offers two bedrooms, a living room, a dining kitchen, and a bathroom, with an exciting opportunity for modernisation and upgrades



Let us help you find your next
dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crosssway South
Edinburgh, EH11 4EP



CHARTERED FIRM

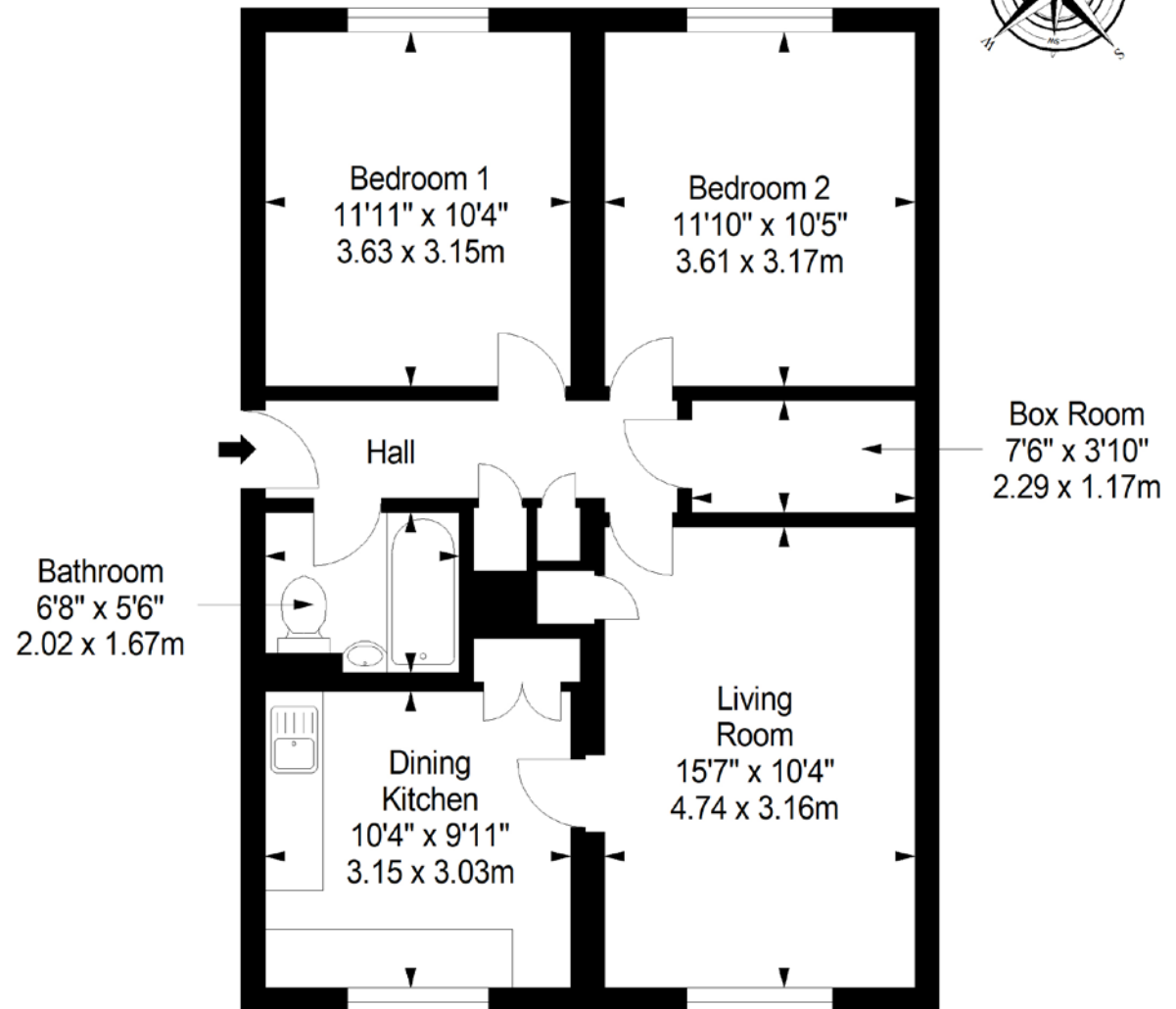
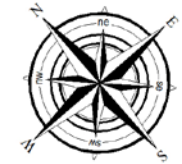
Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor

Approx. 66.0 sq. metres (710.4 sq. feet)



Total area: approx. 66.0 sq. metres (710.4 sq. feet)