



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1/5, Stenhouse Gardens North

Stenhouse, Edinburgh, EH11 3EW

1/5, Stenhouse Gardens North

With its sought-after city location in Stenhouse, less than 20 minutes from central Edinburgh, this spacious second-floor flat is sure to appeal to a wide range of buyers, including couples, first-time buyers, rental investors and young families. Attractively presented with neutral interiors, the sunny flat comprises two double bedrooms, a sunny living room with a gas fireplace and storage cupboard, a modern galley-style kitchen and a shower room with a towel radiator. Externally, 1/5, Stenhouse Gardens North benefits from shared gardens and on-street parking.

Extras: All fitted floor and window coverings, light fittings, and kitchen appliances are included in the sale.



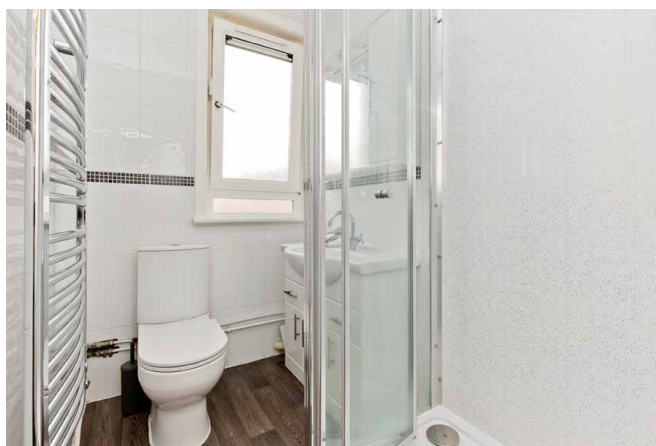
Property Summary

- Second-floor flat in an established development
- Situated in popular area of Stenhouse
- Freshly decorated neutral interiors
- Entrance hall with storage
- Sunny living room with a gas fire
- Modern galley-style kitchen
- Sun-facing main bedroom
- Versatile second bedroom
- Modern shower room with a towel warmer
- Shared garden grounds
- On-street parking
- Gas central heating
- Double glazing throughout
- EPC Rating - C | Council Tax Band - A
- Home Report Value - £160,000





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Let us help you find your next
dream property!



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CHARTERED FIRM

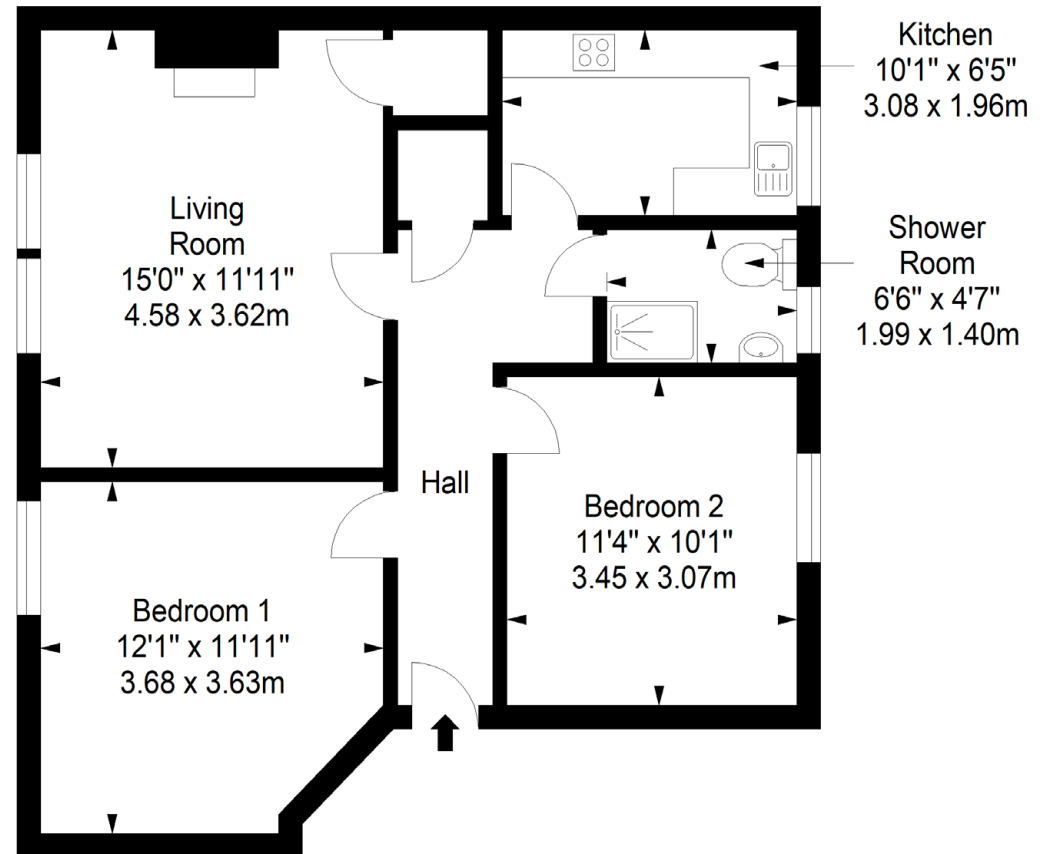
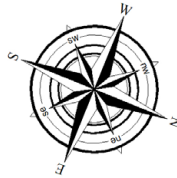
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DISCLAIMER

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.

Second Floor

Approx. 60.4 sq. metres (650.2 sq. feet)



Total area: approx. 60.4 sq. metres (650.2 sq. feet)