



RALPH SAYER
SOLICITORS & ESTATE AGENTS

111/3 Stenhouse Drive

Stenhouse, Edinburgh, EH11 3NW

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This first-floor flat is a bright and airy two-bedroom (plus box room) residence that forms part of an established development in Stenhouse. It features spacious living accommodation, a generously appointed kitchen, and a three-piece bathroom. In addition, it has excellent storage for keeping the interiors clutter free. There are also impressively large communal gardens and a nearby children's playpark. Whilst the interiors would benefit from cosmetic modernisation, the home has clearly been well cared for and remains an excellent prospect, which is ideal for commuters, small families, and first-time buyers alike.

Extras: all fitted floor and window coverings, light fittings, a gas cooker, a fridge/freezer, a fridge, and a washing machine to be included in the sale.



Property Summary

- A charming first-floor flat
- Situated in popular Stenhouse
- Secure telephone-entry system
- Central hall with built-in storage
- Southwest-facing living/dining room
- Well-appointed breakfasting kitchen
- Two airy double bedrooms
- Versatile box room for creative use
- Bathroom with a three-piece suite
- Private store for additional storage
- Substantial communal gardens
- Unrestricted parking bays
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - A
- Home Report Value - £120,000





Charming first-floor flat situated in popular Stenhouse, ideal for commuters, small families, and first-time buyers alike.



Let us help you find your next
dream property!



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CHARTERED FIRM

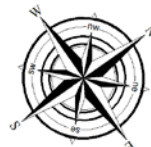
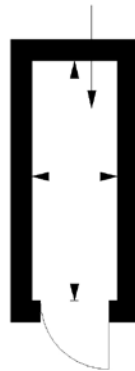
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DISCLAIMER

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.

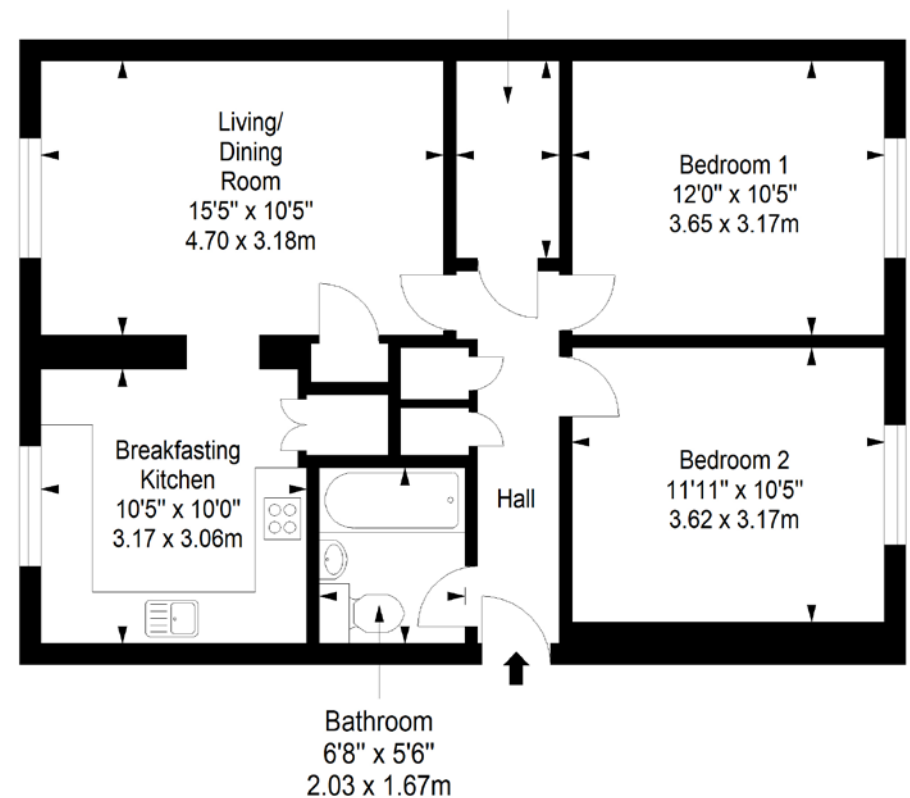
Storage
Approx. 2.8 sq. metres (30.1 sq. feet)

Storage
9'1" x 3'3"
2.77 x 1.00m



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

Box Room
7'6" x 3'10"
2.28 x 1.16m



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