



94 Stenhouse Avenue
STENHOUSE | EDINBURGH | EH11 3DF


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Set on a quiet street in the heart of Stenhouse moments from excellent amenities, quick transport links and vast open green spaces is this spacious ground floor main door lower villa. Boasting a private rear garden with a stunning working from home office with shower room, further front garden, free on street parking, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with feature fireplace and generous dining space, a contemporary kitchen with attractive units, two well-proportioned double bedrooms both with cleverly designed built-in storage and the flat is completed by a stylish bathroom with Japanese plunge bath with shower overhead. Externally to the rear there is a private garden laid to lawn with the garden room enjoying power, a storage room and a shower room which would make an ideal working from home space. There is a communal drying green and to the front it is mainly laid to lawn with a paved section.

- Main door lower villa
- Private front and rear gardens.
- Stunning garden room as ideal home office
- Welcoming hallway
- Bright lounge with feature fireplace
- Contemporary kitchen
- Two double bedrooms
- Stylish bathroom

EPC Rating C, Council Tax Band B. There is no factor associated with this property.

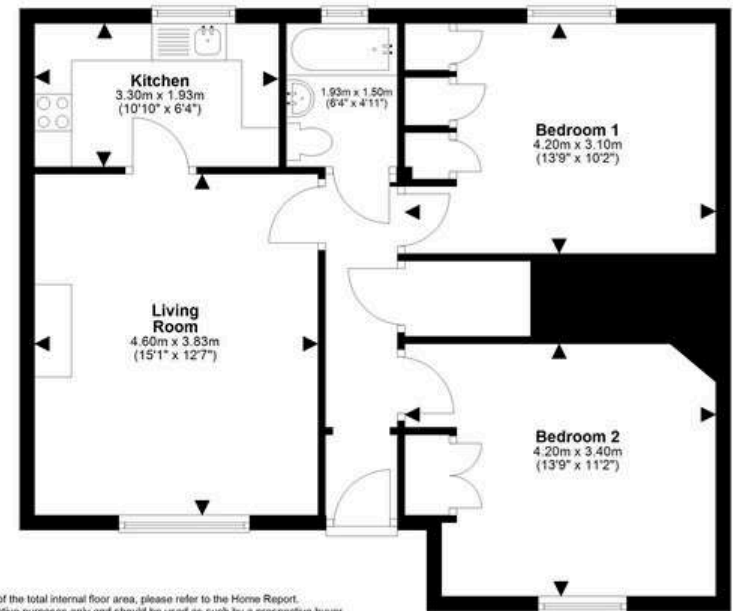
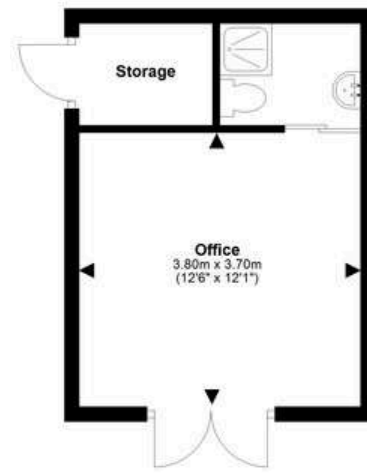
Extras: All curtains, blinds and the dishwasher .The security floodlight camera attached to the garden office may be available by separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the popular Stenhouse area of Edinburgh which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative choice is available at the Gyle Shopping Centre whilst Hermiston Gait is just a little further afield. Heading in an easterly direction the city centre itself can be accessed by car in as little as ten to fifteen minutes. Leisurewise the choice is excellent and includes established clubs and organisations which cater for both adults and children alike, a private Health and Sports Club, a myriad of golf courses, Saughton Park, Edinburgh Zoo and Murrayfield Ice Rink and Rugby Stadium. Schooling is well represented from nursery to senior level. An efficient bus and tram network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.