



70 Stenhouse Place East
STENHOUSE | EDINBURGH | EH11 3DQ


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Well presented and spacious two-bedroom main door lower flat boasting a private enclosed front garden and situated in the popular residential area of Stenhouse in Edinburgh. The property will appeal to first-time buyers and young families, as well as holding investment potential. The living room is set to the front of the property with space for dining, a feature fireplace and bespoke shelving. The kitchen is accessed from the living room and is fitted with floor and wall units with space for appliances. Both bedrooms are good-sized doubles, one front facing and one to the rear, and the shower room with electric shower cubicle completes the accommodation. The property further benefits from gas central heating and double glazing and externally, an enclosed private front garden and shared drying green to the rear.

- Two bedroom lower main door flat
- Spacious and bright living/dining room
- Two double bedrooms
- Kitchen fitted with floor and wall units
- Shower room with electric shower
- Gas central heating
- Double glazing
- Private garden to front and shared drying green to rear
- Unrestricted on street parking
- Easy access to public transport links

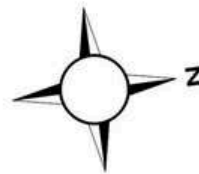
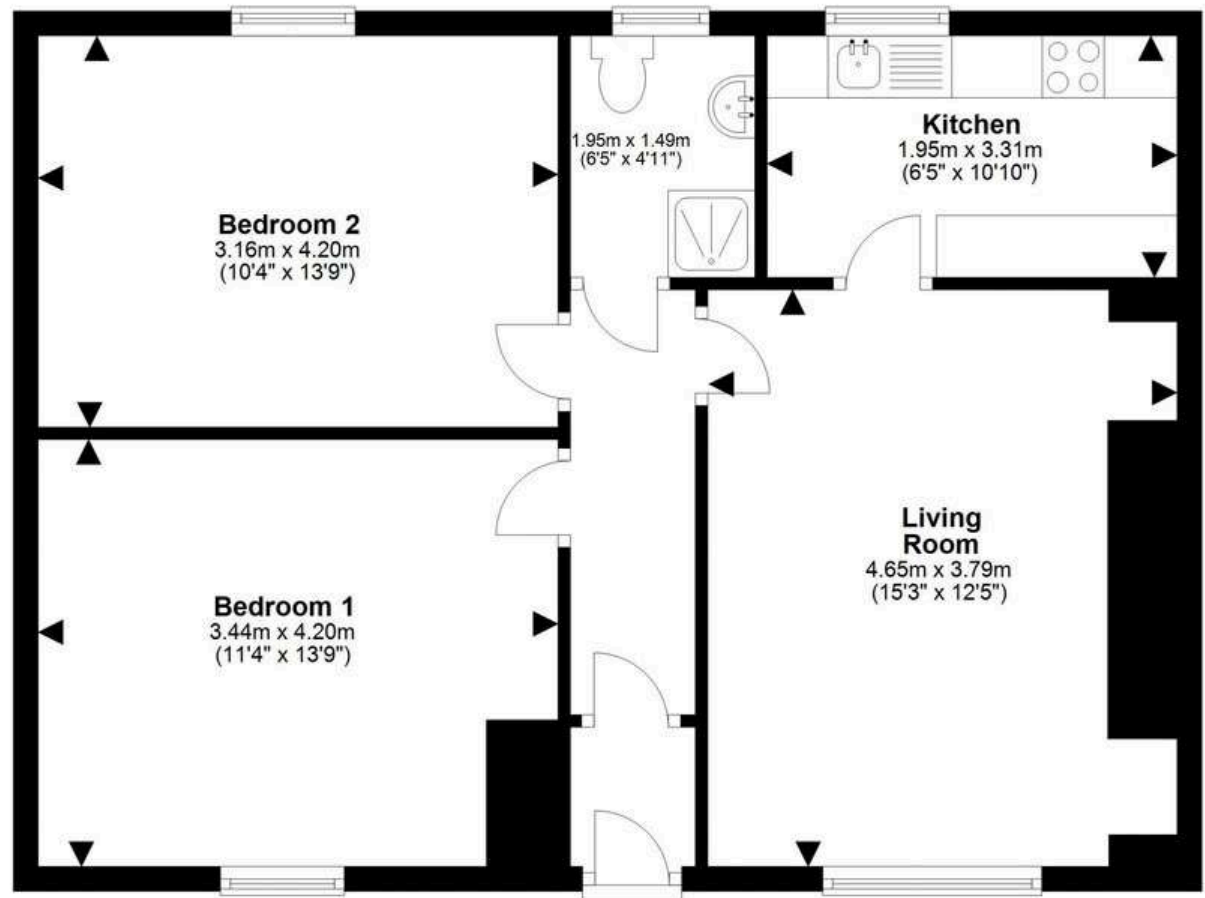
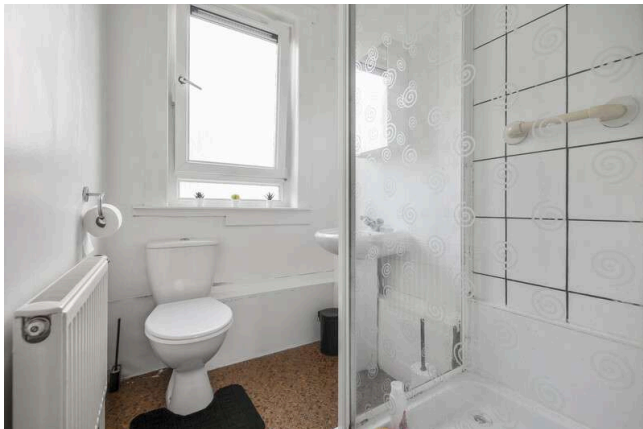
Included in the sale will be the fridge freezer, cooker, washing machine, all blinds, curtains and light fittings. Please note that the TV bracket in the living room will be removed. EPC Rating C.

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, depending upon traffic. 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, Edinburgh Zoo and Murrayfield Ice Rink and Rugby Stadium. Schooling is well represented from nursery to senior level. An efficient public transport 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.