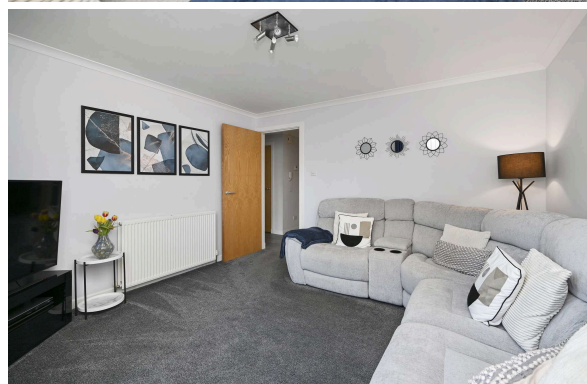




37/5 Stenhouse Gardens
STENHOUSE | EDINBURGH | EH11 3LS


warners
solicitors & estate agents



37/5 Stenhouse Gardens,

STENHOUSE | EDINBURGH | EH11 3LS

Beautifully presented and bright two bedroom first floor flat, forming part of a select modern development, with landscaped communal gardens and ample residents' parking facilities. The property is offered to the market in true walk in condition throughout and provides comfortable and easily manageable living spaces with south-east facing living/dining room, modern breakfasting kitchen with bespoke table and bar stools, two generous double bedrooms, both with fitted wardrobes, entrance hallway with storage, and contemporary bathroom with electric shower over bath and vanity sink unit. The property further benefits from security entry system, gas central heating and double glazing.

- Beautifully presented and bright first floor flat
- Entrance hallway with storage
- South easterly aspect living/dining room with Juliet balcony
- Two double bedrooms with fitted wardrobes
- Bathroom with electric shower over bath and vanity sink unit
- Gas central heating and double glazing
- Security entry phone system
- New boiler installed Decemeber 2024
- Factored building
- Communal landscaped grounds
- Resident and on street parking

EPC Rating C

Council Tax Band C

Factor Fees : Spiers Gumley: Approximately £300 per quarter.

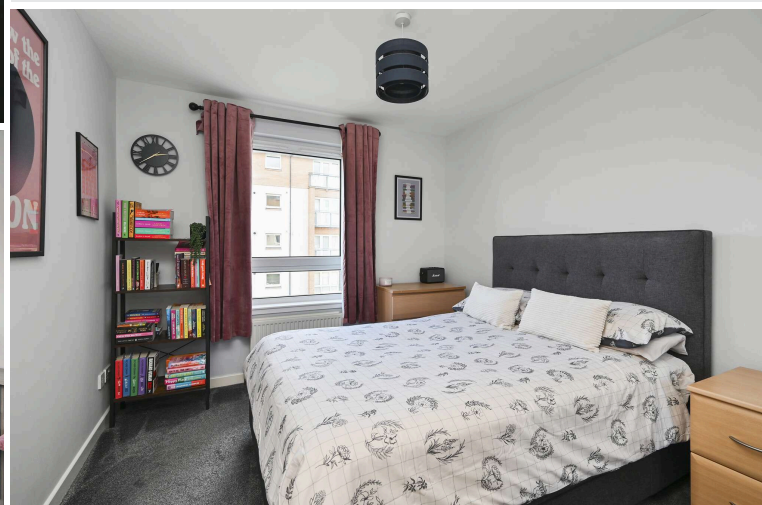
Extras include kitchen table and stools, oven, hob, fridge and washing machine.

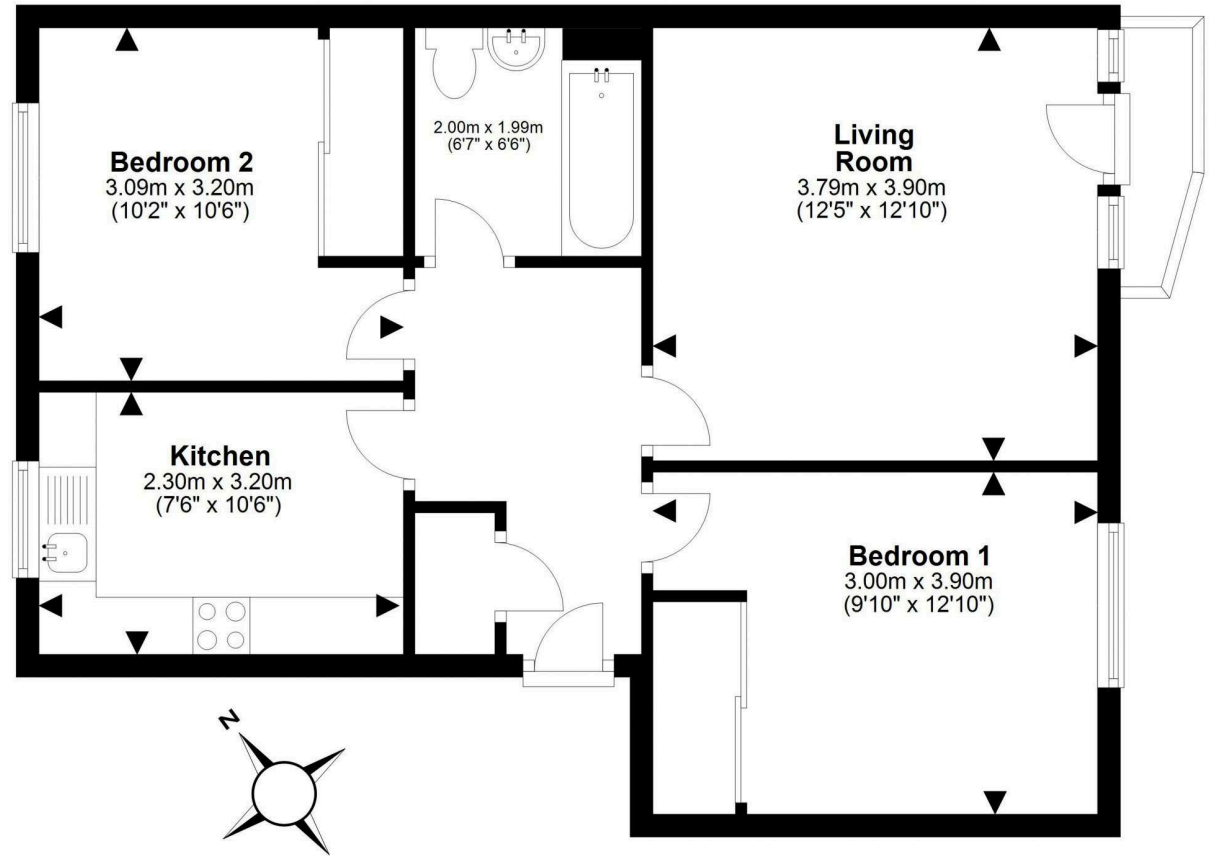
Other items of furniture may be available by separate negotiation.

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 west 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.