



10 Stenhouse Gardens North
STENHOUSE | EDINBURGH | EH11 3EJ


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Quietly tucked away on a pleasant residential street with easy access to tram/bus services and local shops is this freshly decorated and ready to move into two bedroom main door lower villa flat boasting good sized private gardens front and rear.

Viewing is highly recommended of this generously proportioned home, equally suitable as a couple's first time buy or for someone looking to downsize to ground floor accommodation. Fresh neutral tone decor ensures a light and airy living space, which has lovely outlooks on two elevations across garden grounds. The accommodation includes a living room with space for dining, kitchen fitted out with a good range of storage units, two double sized bedrooms, and a tiled/wetwalled shower-room fitted with mixer shower. A deep cupboard off the hallway provides great storage space. The property sits well back from the street beyond a private front garden with lawn, patio area and mature growing stock. There's also a good sized private lawn to the rear, mostly enclosed with fencing, together with a shared drying green.

- Entrance vestibule
- Hallway with storage
- Living/dining room
- Fitted kitchen
- Two double bedrooms
- Shower-room with mixer shower
- Gas central heating
- Double glazing
- Private front and rear gardens
- Shared drying green
- Unrestricted on-street parking

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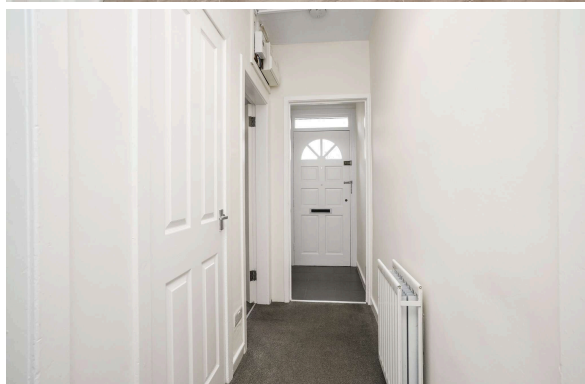
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

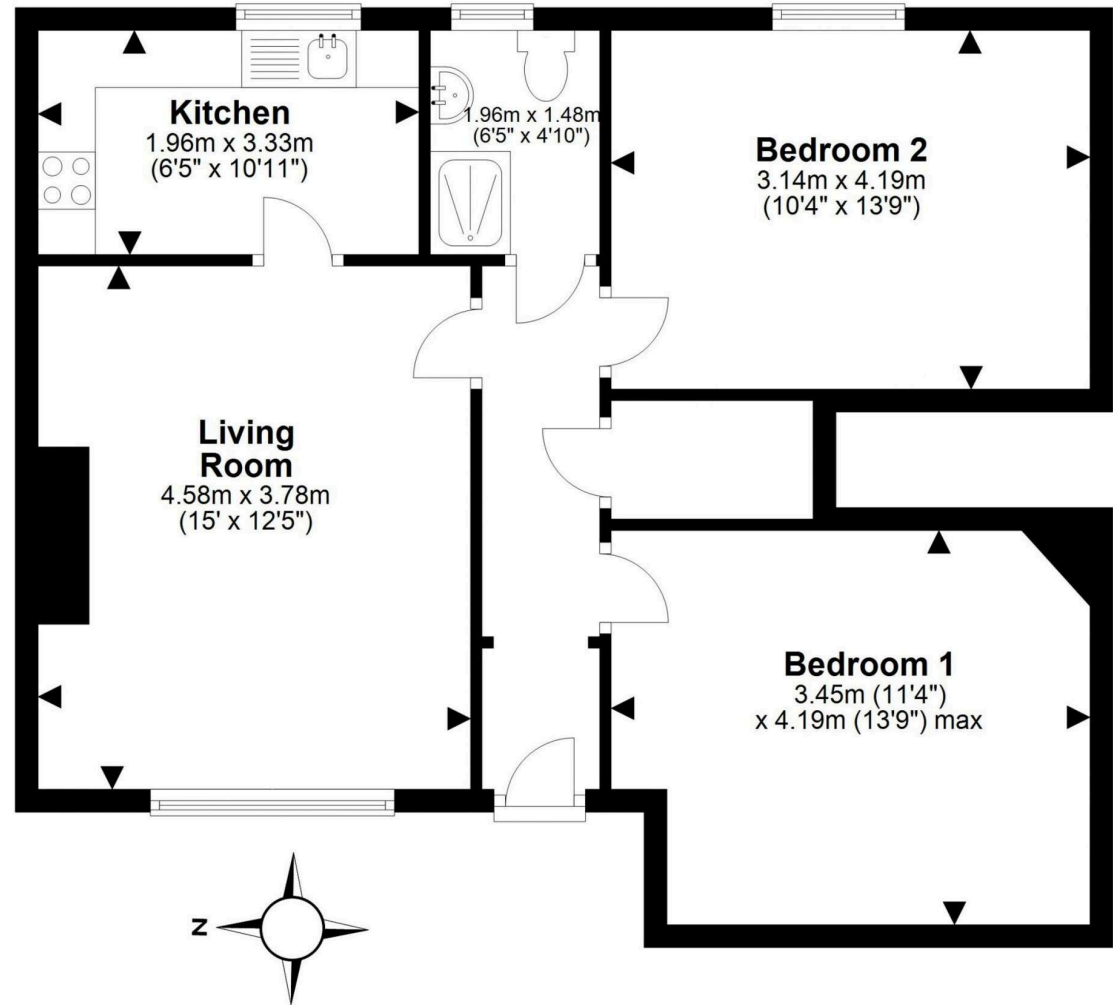


All curtains, poles, blinds and kitchen appliances will be included in the sale. Please note there is no fridge freezer in situ.

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. 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 primary 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.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





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