



105/4 Stenhouse Drive
STENHOUSE | EDINBURGH | EH11 3NP


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solicitors & estate agents



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Spacious and well presented two bedroom, first floor flat, situated in the popular residential area of Stenhouse close to excellent tram and bus links that can take you to the city centre and airport within a matter of minutes.

This lovely flat will appeal to a variety of buyers and enjoys a pleasant position in the neighbourhood, overlooking well-tended communal gardens. The bright living room and kitchen both enjoy a leafy outlook and a bright easterly aspect. The kitchen features a range of white base and wall units and comes complete with breakfast bar and space for appliances. Both bedrooms are comfortable doubles and the contemporary bathroom offers a white suite with mains shower over bath. Further benefits on offer include double glazing, gas central heating, good storage options, a shared drying room and ample unrestricted resident and street parking.

- Well presented spacious flat in a popular location
- Serviced by excellent local public transport links
- Entrance hallway with storage
- Bright living/dining room
- Fitted breakfasting kitchen
- Two spacious double bedrooms
- Contemporary bathroom with mains shower over bath
- Gas central heating and double glazing
- Unrestricted parking

The cooker will be included in the sale but please note the grill is not in working order.

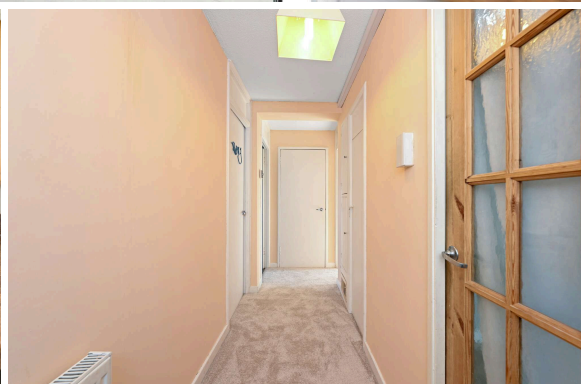
Energy rating C. Council Tax Band A.

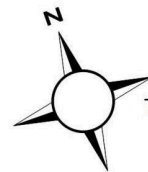
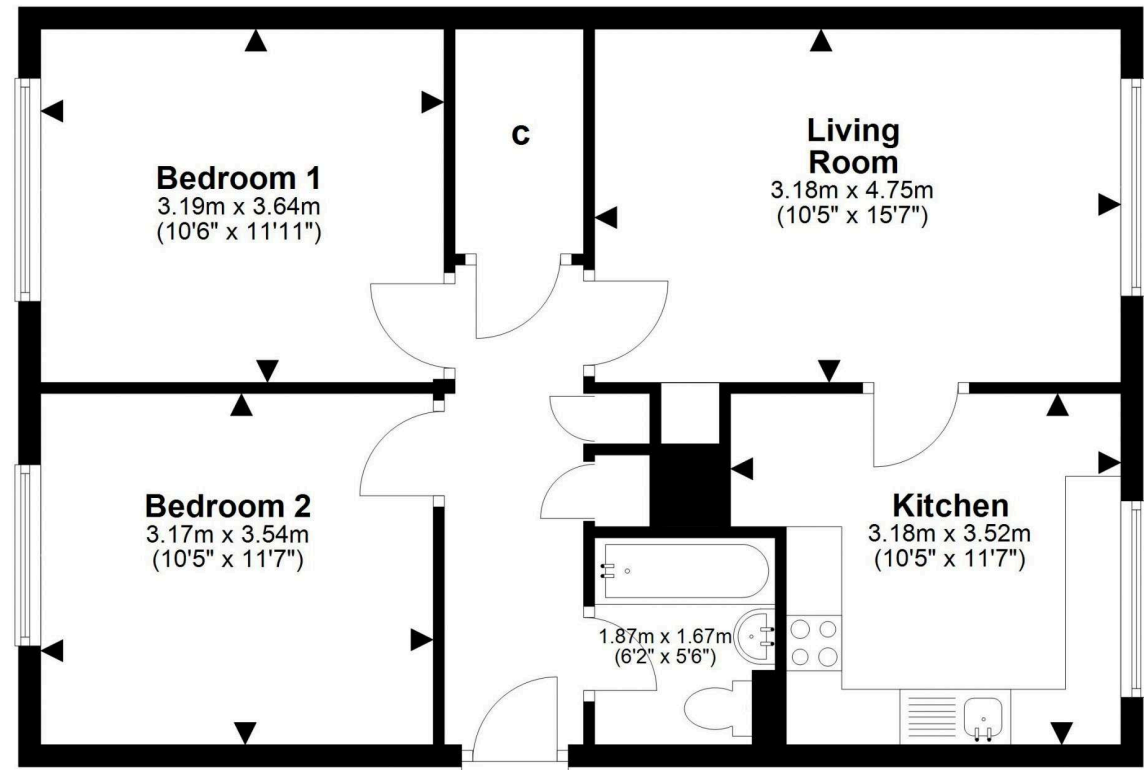
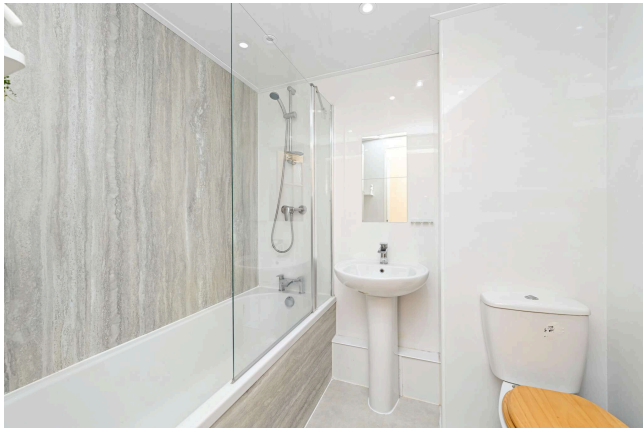
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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.





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.