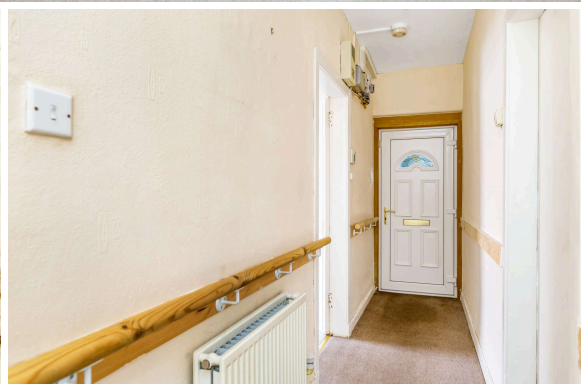
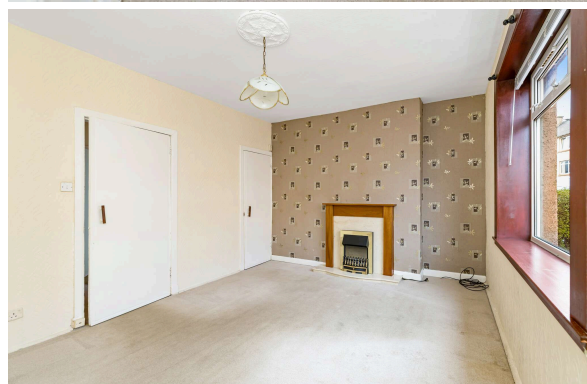




32/2 Stenhouse Gardens North
STENHOUSE | EDINBURGH | EH11 3EL


warners
solicitors & estate agents



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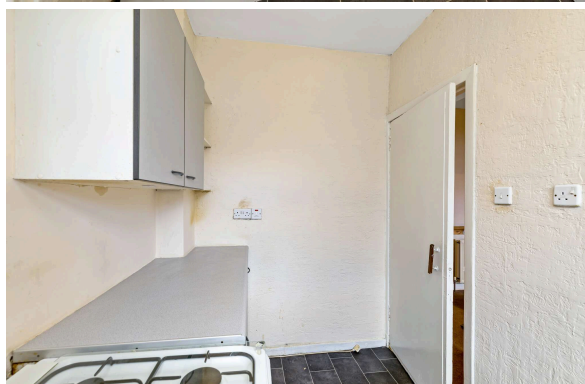
Warners are pleased to present this bright and well-proportioned two-bedroom ground floor flat, complete with front and rear gardens, set within the ever-popular residential district of Stenhouse. Offering an excellent opportunity for those looking to place their own stamp on a property, the home now requires a degree of modernisation but provides a superb foundation with generous room sizes, good natural light and a layout well-suited to a range of buyers.

The flat enjoys a pleasant outlook and offers great potential to create a stylish contemporary home. Externally, the private gardens to the front and rear provide valuable outdoor space ideal for future landscaping, seating or entertaining once upgraded. Additional benefits include gas central heating, double glazing and unrestricted on-street parking. Early viewing is recommended to appreciate the possibilities this property presents.

The property comprises:

- Welcoming hallway with excellent storage
- Bright and generously sized living room with feature fireplace
- Fitted kitchen offering potential for modern redesign
- Two well-proportioned double bedrooms
- Wet Room
- Gas central heating and double glazing
- Private front and rear gardens and communal drying green
- Unrestricted on-street parking

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



Property sold as seen. EPC: D CT: A

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.



