

COULTERS[©]

47/5 STENHOUSE AVENUE WEST

STENHOUSE, EDINBURGH, EH11 3EX

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

47/5 Stenhouse Avenue West is an appealing, well proportioned second floor flat, forming part of an established block, located in the popular residential area of Stenhouse to the West of the city centre.

There is a spacious sitting room with plenty room for dining furniture and a fitted kitchen which has both wall and base mounted units and houses a gas cooker, oven, fridge freezer & washing machine. The two well-proportioned double bedrooms offer ample room for additional furniture items. Completing the internal accommodation is the bathroom which has a white three piece suite (bath with shower over, WC and wash hand basin).

KEY FEATURES



Bright and spacious second floor flat.



Two generous double bedrooms.



Shared rear garden.



Unrestricted on street parking.



Situated in the residential area of Stenhouse to the West of the City Centre.



Within walking distance of local shops.



EPC Rating - C



Council Tax Band - A





The property benefits from gas central heating and double glazing.

Externally, there is a shared garden to the rear of the property mainly laid to lawn. Unrestricted parking is available on the street outside.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. The furniture may be available by separate negotiation.



THE LOCAL AREA

Stenhouse is a popular residential area situated just west of the city centre. Here, you will find a wealth of recreational facilities, schooling, excellent transport links, and numerous leafy areas, including Saughton Public Park and Rose Gardens. For tranquil walks and picnics, the nearby Corstorphine Hill nature reserve and the picturesque Water of Leith provide the perfect place to escape the hustle and bustle. For those seeking something more energetic, Murrayfield Ice Rink, Murrayfield Rugby Stadium, Saughton Sports Complex, and the Corn Exchange are all in close proximity. For golf enthusiasts, Carrick Knowe Golf Course is close by, providing a mature course that enjoys the iconic backdrop of Edinburgh Castle.

Furthermore, schooling is well catered for from nursery to secondary level, and the area has a good range of local shops and services. For more extensive shopping, the nearby Gyle Shopping Centre offers various high-street outlets, eateries, and family restaurants, as well as an M&S Food and a Morrisons supermarket. The area is also well served by day and night buses and enjoys easy access to the City Bypass, Edinburgh International Airport, and the M8 and M9 motorway networks.

HOME REPORT VALUATION: £0



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 667 SQ FT / 62 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.