



STENHOUSE AVENUE

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23/2 Stenhouse Avenue
STENHOUSE | EDINBURGH | EH11 3HZ


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Bright two-bedroom upper villa boasting spacious accommodation and private and shared gardens situated in the popular residential area of Stenhouse in Edinburgh.

The property will appeal to first-time buyers and young families alike, as well as holding investment potential. The front facing living room has ample space for dining, the modern kitchen off is fitted with high gloss floor and wall units, integrated, and space for, appliances. Both bedrooms are good-sized doubles, one front facing and one to the rear, and the shower room with dual headed mains shower, and vanity sink unit, completes the accommodation.

The property further benefits from gas central heating and double glazing and externally, a private and shared drying green to the rear. The property further benefits from unrestricted on street parking.

- Spacious upper flat.
- Bright front facing living/dining room.
- Modern fitted kitchen with integrated, and space for, appliances.
- Contemporary shower room with vanity sink unit.
- Two double bedrooms.
- Gas central heating and double glazing.
- Private and communal gardens.
- Unrestricted on street parking.
- Easy access to public transport links.

Council Tax B. Energy Rating C.

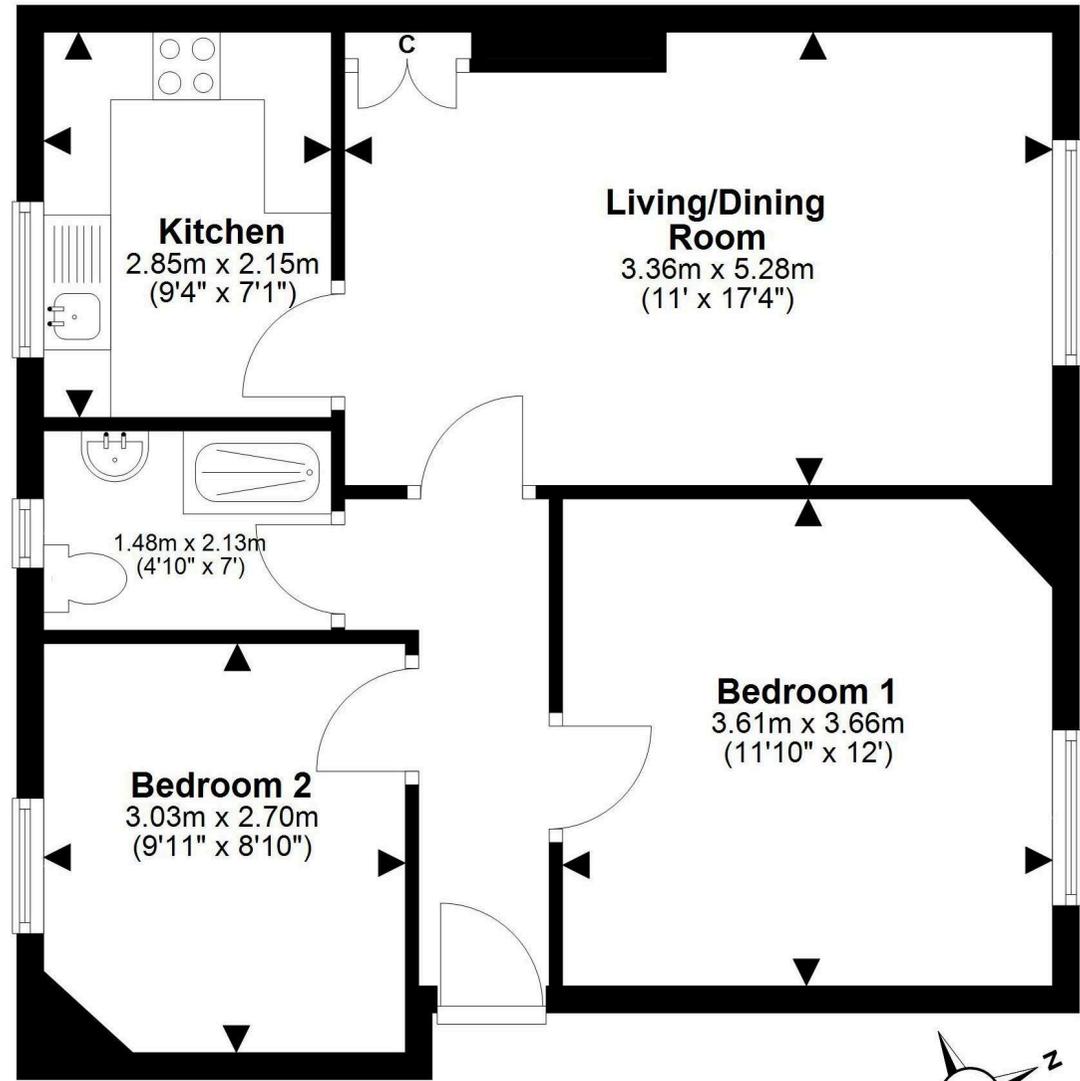
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras included in the sale are curtains, bed, dishwasher, washing machine and fridge freezer.

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.