



9/2 Stenhouse Avenue

Stenhouse, Edinburgh, EH11 3HY



Introducing a two-bedroom first-floor flat which forms part of an established residential development with a convenient location in popular Stenhouse. Ideal for first-time purchasers, commuting professionals, and small families alike, the home enjoys light and airy interiors that are finished with attractive decoration and quality fixtures. It features a fashionable kitchen and three-piece shower room, with the second bedroom also providing versatility for a range of lifestyles. Furthermore, homeowners have shared use of a sizeable garden with a suntrap aspect and well-maintained lawn. Roughly 20 minutes by car or bus from Edinburgh city centre, this home is sure to be in high demand.

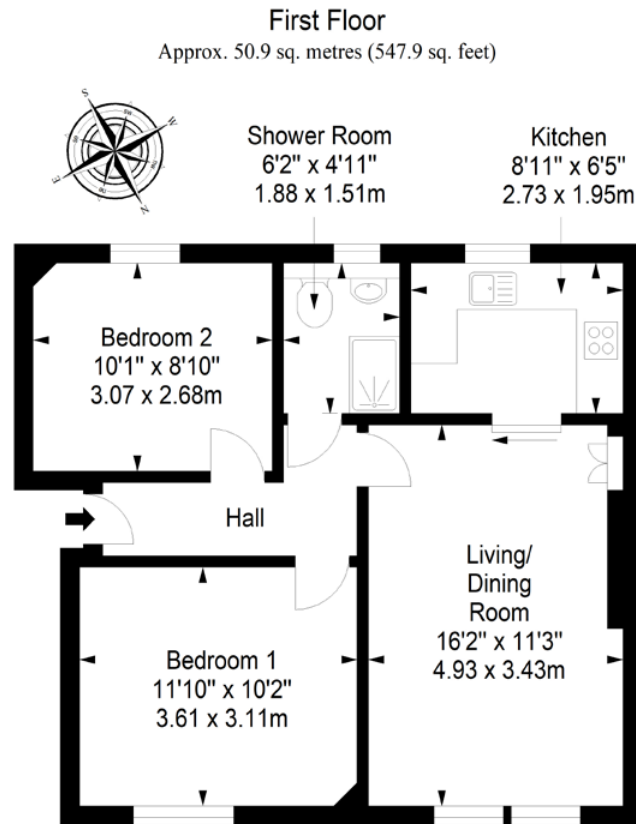
Extras: all fitted floor and window coverings, light fittings, an integrated oven, gas hob, and concealed extractor, a freestanding fridge/freezer, and a washing machine to be included in the sale.

Property Features

- A move-in ready first-floor flat
- Excellent location in Stenhouse
- Welcoming entrance hall
- Spacious and elegant living/dining room
- Attractive kitchen with under-unit lighting
- Two bright and airy double bedrooms
- Modern three-piece shower room
- Large communal garden and drying green
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C



Floorplan



Total area: approx. 50.9 sq. metres (547.9 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106