

**Peebles**  
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**Offers Over £215,000**

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**22/7 Stenhouse Street West, Edinburgh, EH11 3DX**



22/7 Stenhouse Street West occupies a desirable top-floor position within a modern residential development in the popular Stenhouse district of Edinburgh. Offering bright, well-proportioned accommodation throughout, the property enjoys an attractive open outlook from its private balcony and has been carefully maintained to provide a comfortable home ideally suited to first-time buyers, professionals and those seeking an easily managed property within easy reach of the city centre. The development benefits from secure entry, landscaped communal grounds and excellent transport connections, while local shops, leisure amenities and green spaces are all readily accessible. Of particular note are the generous principal bedroom with en-suite facilities, the recently upgraded gas central heating system and the excellent energy efficiency rating.

## Accommodation

### Top Floor

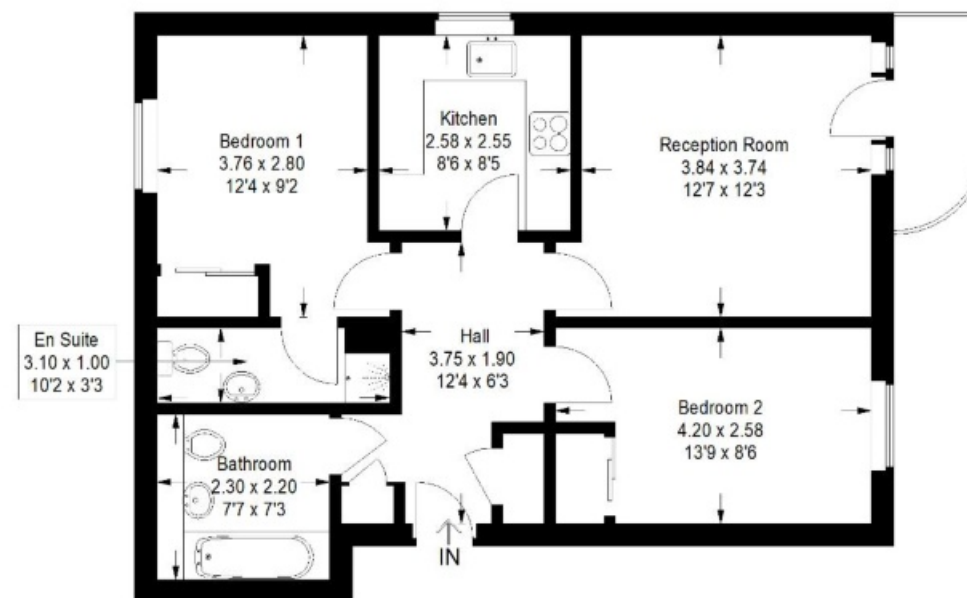
- Entrance hall with storage cupboards
- Spacious lounge with access to private balcony
- Fitted kitchen
- Principal double bedroom with en-suite shower room
- Second double bedroom
- Bathroom

### Additional Information

- Modern purpose-built apartment within a factored development
- Secure entry phone system
- Gas central heating
- Worcester Bosch boiler installed in 2025 with guarantee until 2035
- Double glazing throughout
- Private balcony with open outlook
- Well-maintained communal garden grounds
- Factored by Speirs Gumley
- Common buildings insurance included within factoring arrangements
- Unrestricted on-street parking nearby
- Built circa 2004
- Excellent transport links to Edinburgh City Centre
- Ideal first-time purchase, investment property or downsizing opportunity

# Stenhouse Street West, Edinburgh

Approximate Gross Internal Area = 61.31 sq m / 660 sq ft



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312174)

### Situation

Edinburgh is one of the UK's most popular and vibrant cities, known for its rich history, beautiful architecture and year-round calendar of events. From the world-famous Edinburgh Festival Fringe and Royal Edinburgh Military Tattoo to international rugby at Murrayfield and the city's spectacular Hogmanay celebrations, there's always something happening. The city also offers an excellent choice of schools, colleges and universities, including the renowned University of Edinburgh, making it an attractive place to live for families, students and professionals alike. Getting around is easy, with an extensive network of buses, trams and trains connecting every part of the city. Haymarket and Edinburgh Waverley stations provide regular rail services across Scotland and the UK, while Edinburgh Airport, around eight miles from the city centre, offers flights to a wide range of UK and international destinations.

### Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains gas, electricity, water and drainage.

### EPC

Rating: C

### Council Tax

Council Tax Band: C

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Peebles**

**Call 01721 723999**

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Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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