



38/6 Stenhouse Gardens North
STENHOUSE | EDINBURGH | EH11 3EL


warners
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Exceptionally bright and superb sized accommodation is on offer within this well presented top floor flat, which benefits from a private garden to rear. The property would be ideal as a first time buy and is quietly tucked away in a peaceful residential street whilst being within easy reach of local amenities, tram and bus links and Saughton Public Park.

Early viewing is recommended to appreciate the property's features -

- Living/dining room with gas fire and ample free floor space for relaxation and entertaining.
- Fitted kitchen featuring cream Shaker style units, worktop space and complementary tiled splash-backs.
- Double bedroom 1 with large mirrored wardrobe providing excellent storage space.
- Second double bedroom, also with good built-in storage.
- Shower-room including mixer tap shower and neutral tone tiled surround.
- Entrance hall with storage and cloak cupboards
- Double glazed windows.
- Gas central heating (no radiator in living/dining room).
- Security entryphone system into communal stairway.
- Leafy, south-facing private ground to rear.
- Property sits close to Saughton and Balgreen tram stops for easy access into the City Centre or to the airport.

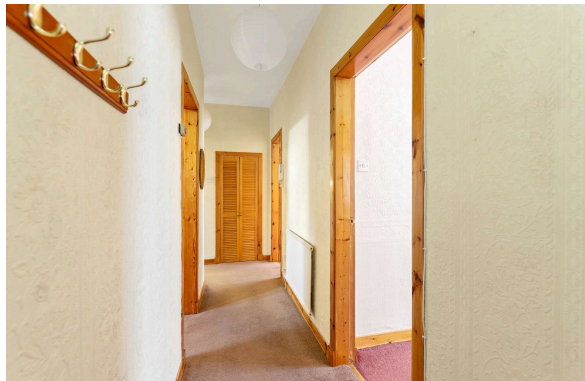
Council Tax A, Energy Rating C,

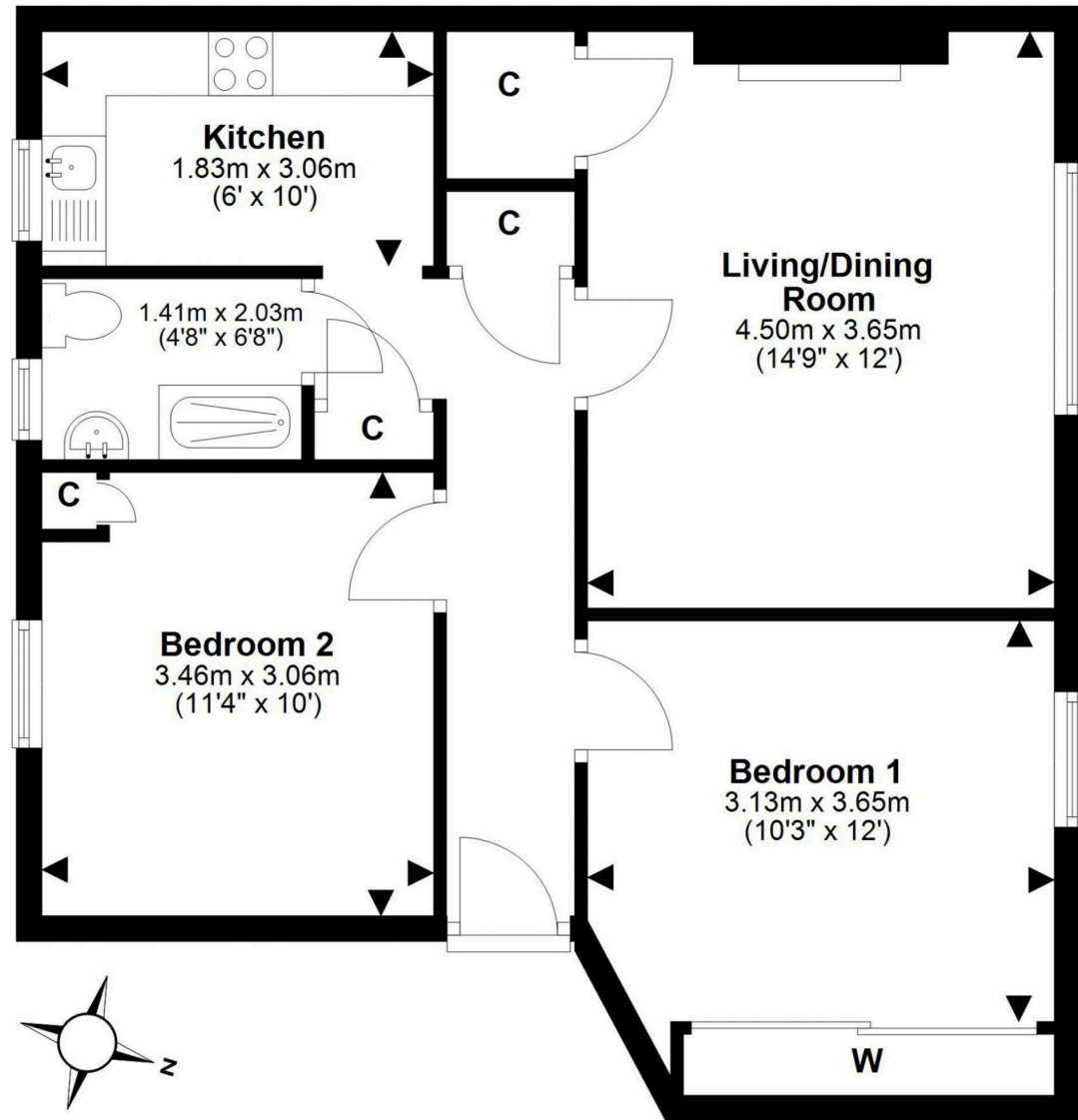
All fixtures, fittings, integrated kitchen appliances, washing machine, fridge, curtains and blinds will be included in the sale.

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



The flat is 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. 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. Nursery and primary schooling is provided within the area and the property is also conveniently placed for anyone connected to Napier University at Sighthill. Heading in an easterly direction, the city centre itself can be easily accessed by bus or tram. 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.