



24/6 Stenhouse Avenue West
Stenhouse, EH11 3EU

deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Living Room
- Kitchen
- One Bedroom
- Bathroom
- Private Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



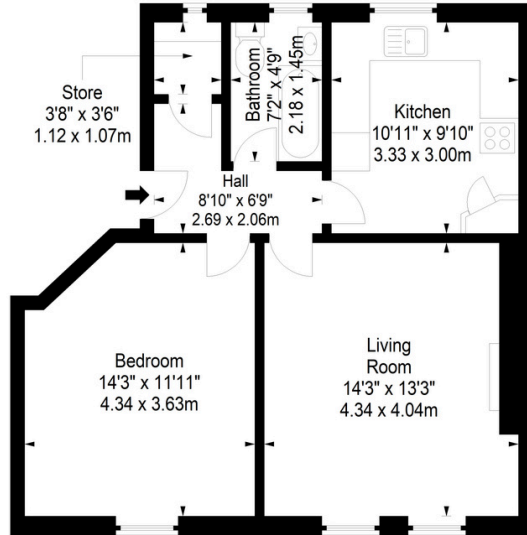
This well presented second-floor flat is located in the popular Stenhouse area, west of Edinburgh city centre. The property is well placed for a range of local amenities, including the Gyle Shopping Centre. It also offers excellent public transport links into the city centre and throughout Edinburgh, as well as convenient access to the motorway network, the Forth Bridge, and the City Bypass. The accommodation comprises; an entrance hallway, spacious living room, separate kitchen, one good-sized double bedroom and a bathroom with shower over bath. Externally, there is a private section of the garden to the rear and free on-street parking is available. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, cooker, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



**Stenhouse Avenue West,
Edinburgh,
Midlothian, EH11 3EU**



Approx. Gross Internal Area
583 Sq Ft - 54.16 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk