



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 6, 103 Stenhouse Drive

Stenhouse, Edinburgh, EH11 3NP

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This stylish second-floor flat in Stenhouse combines contemporary interiors with striking exposed brick features, creating a modern and characterful living space. The accommodation includes a welcoming hall with storage, a bright and generous living room, and an ultra-stylish dining kitchen designed for modern living. There are two generous double bedrooms, including one with built-in storage, alongside a contemporary bathroom with overhead shower. The property further benefits from communal grounds, an external store, residents' parking, gas central heating, and double glazing, all within easy reach of local amenities, green spaces, and convenient transport links into Edinburgh city centre.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no guarantees shall be provided for any appliances included in the price, as these items are to be left in sold-as-seen condition.

Property Summary

- Second-floor flat in Stenhouse
- Attractive, contemporary interiors
- Entrance hall with storage cupboard
- Sunny and spacious living room
- Well-appointed, ultra-stylish dining kitchen
- Spacious main bedroom
- Versatile second double bedroom with built-in wardrobe
- Modern bathroom with overhead shower
- Communal grounds
- External store
- Residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - A
- Home Report Value - £150,000







Sunny and spacious living
room and a
well-appointed, ultra-
stylish dining kitchen







Spacious main bedroom,
a versatile second double
and a modern bathroom
with overhead shower





Let us help you find your next
dream property!



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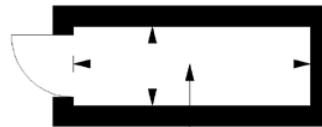
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

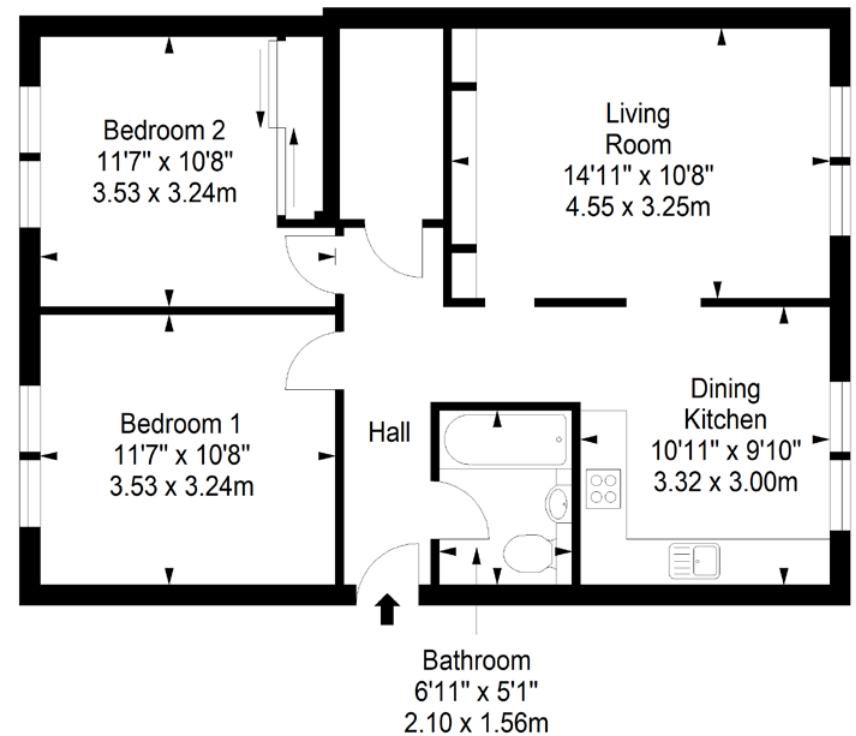
Storage (Ground Floor)
Approx. 2.7 sq. metres (29.1 sq. feet)



Storage
9'4" x 3'2"
2.84 x 0.97m



Second Floor
Approx. 63.3 sq. metres (681.4 sq. feet)



Total area: approx. 63.3 sq. metres (681.4 sq. feet)