



35/1 Stenhouse Gardens
STENHOUSE | EDINBURGH | EH11 3LS

warners
solicitors & estate agents



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Freshly decorated, bright and spacious two bedroom ground floor flat with private patio, forming part of a select modern development, with landscaped communal gardens and ample residents' and on street parking facilities. The property provides comfortable and easily manageable living spaces with a dual aspect living room allowing for an abundance of natural light and direct access to a modern kitchen fitted with floor and wall units with integrated, and space for appliances, two generous double bedrooms, both with fitted wardrobes and one with en-suite shower room, entrance hallway with good storage options, and contemporary bathroom with electric shower over bath and vanity sink unit. The property further benefits from security entry system, gas central heating and double glazing.

- Well presented ground floor flat with private patio
- Dual aspect bright living room
- Modern fitted kitchen
- Two double bedrooms with fitted mirrored wardrobes
- Contemporary bathroom with mains shower over bath
- En-suite shower room
- Gas central heating and double glazing
- Security entry phone system
- Factored building
- Communal landscaped grounds
- Residents' and on street parking

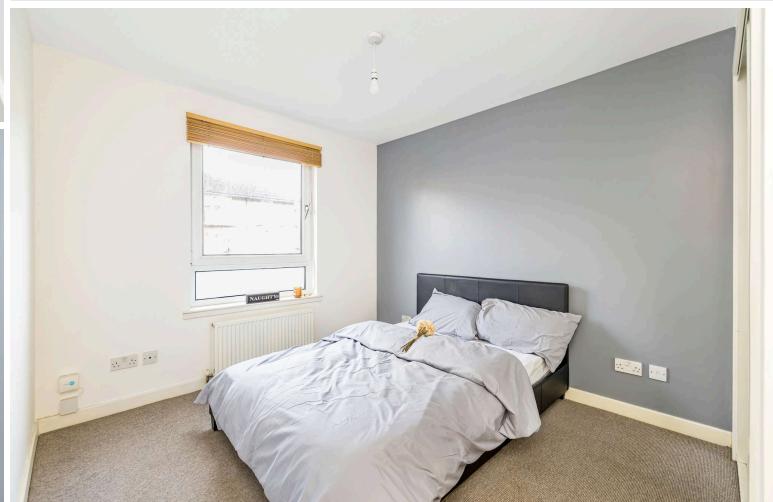
Energy rating C, Council tax band C. Factor is managed by Spiers Gumley and costs around £250 to £300 every quarter for maintenance and common area cleaning.

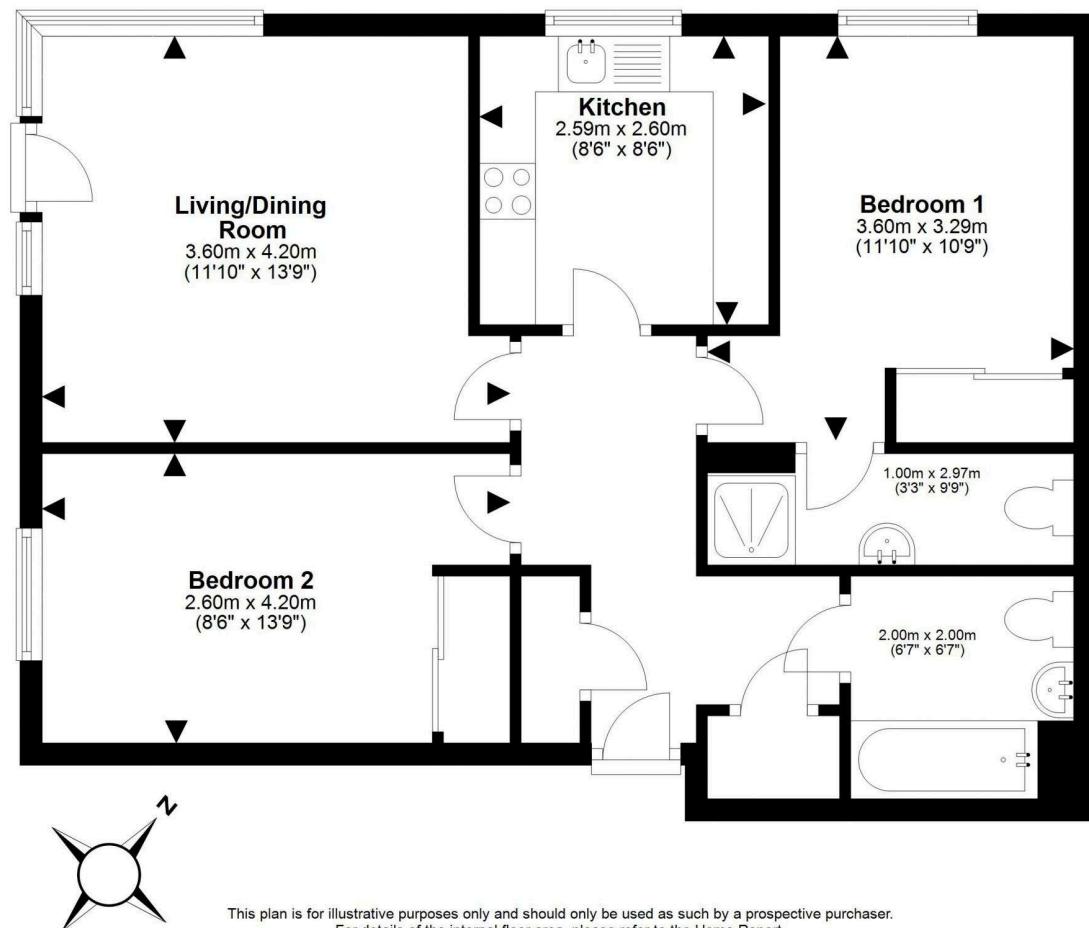
Extras included in this sale will be the dishwasher, washing machine, fridge, washing machine, oven and other fittings.

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



The subjects are 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. Heading in an easterly direction, the city centre itself can be accessed by car in as little as ten to fifteen minutes, depending upon traffic. 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. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. 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.