



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**102/2 Stenhouse Avenue**

Stenhouse, Edinburgh, EH11 3DF

# 102/2 Stenhouse Avenue

This beautifully presented first-floor flat in Stenhouse offers bright, well-proportioned interiors and excellent storage throughout, making it ideal for first-time buyers, professionals, or downsizers. A sunny living/dining room with a fireplace is complemented by a fitted kitchen, two versatile bedrooms with extensive wardrobe space, and a modern shower room with a walk-in enclosure. The property further benefits from a private rear garden with outdoor seating and convenient on-street parking. Set within easy reach of local shops, green spaces, and excellent transport links into Edinburgh city centre, it combines everyday convenience with comfortable modern living.

Extras: All fitted floor coverings, light fittings, and appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the appliances included in the price, as these items are to be left sold as seen.

## Property Summary

- First-floor flat in Stenhouse
- Private main entrance
- Attractive neutral interiors throughout
- Entrance hall
- Sunny and spacious living/dining room with fireplace
- Kitchen with fitted units
- Southwest-facing main bedroom with wardrobes
- Versatile second bedroom with wardrobes
- Modern shower room with vanity, mirrored storage
- Private rear garden with outdoor seating
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £180,000







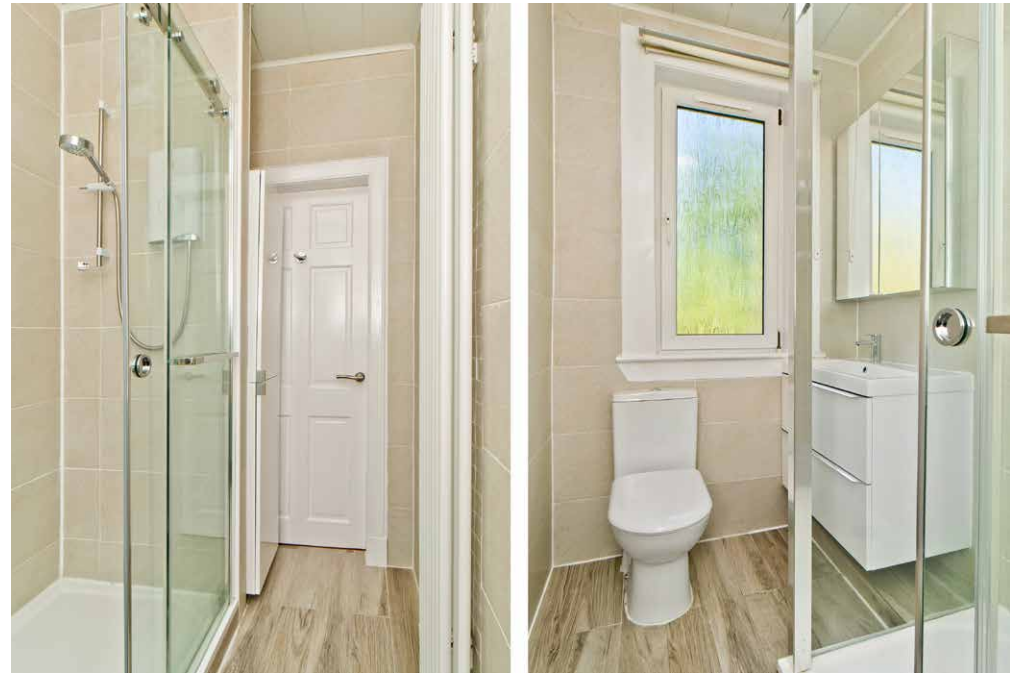
Sunny and spacious living/  
dining room with fireplace  
and a kitchen with fitted  
units







Southwest-facing main bedroom with wardrobes and a versatile second bedroom with wardrobes





Let us help you find your next  
**dream property!**



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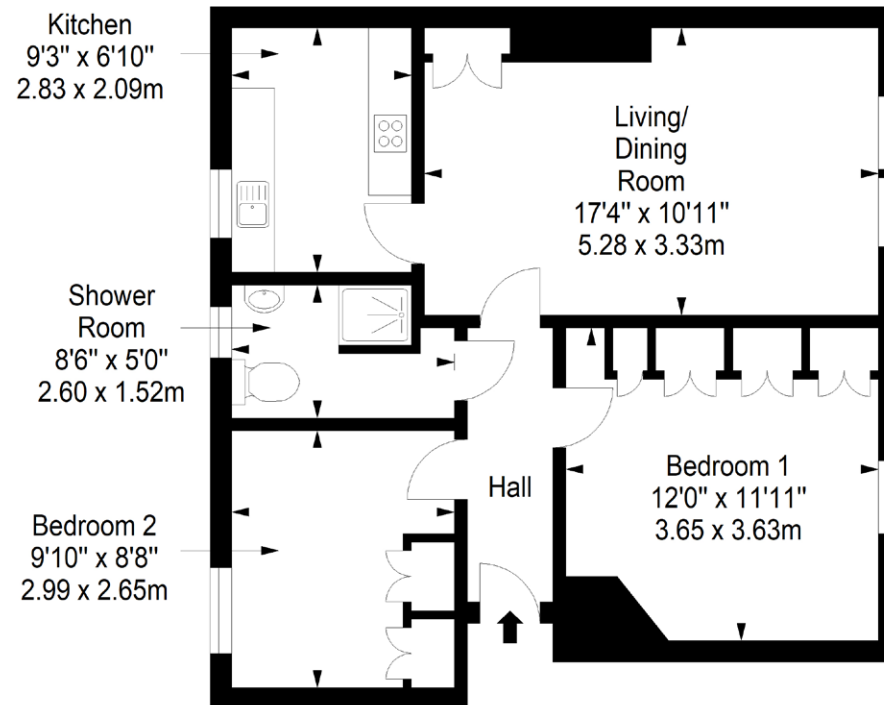
 **CHARTERED FIRM**

**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.

**First Floor**  
Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 54.8 sq. metres (589.9 sq. feet)