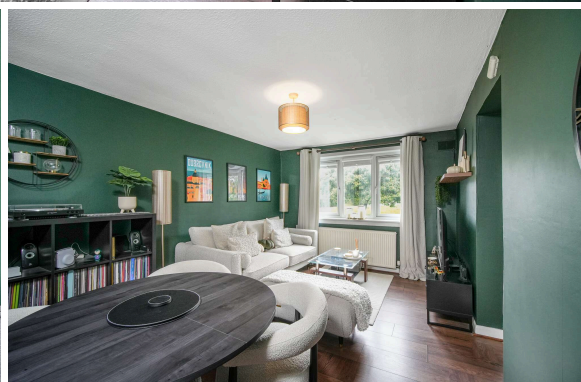
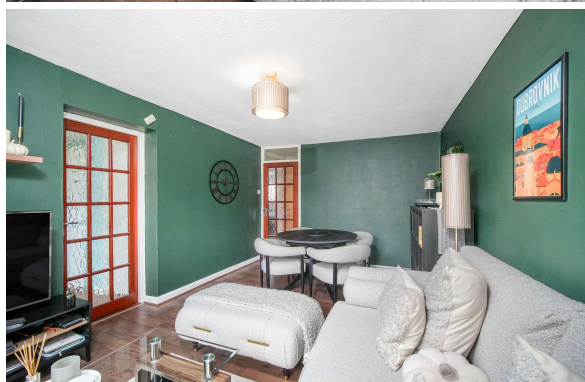




95/4 Stenhouse Street West
STENHOUSE | EDINBURGH | EH11 3LX


warners
solicitors & estate agents



95/4 Stenhouse Street West

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Spacious and well-presented two bedroom, first floor flat, situated in the popular residential area of Stenhouse close to excellent tram and bus links that can take you to the city centre and airport within a matter of minutes., the property offers generous and flexible accommodation, making it an ideal purchase for first-time buyers, young professionals and investors alike.

The accommodation is entered via a welcoming hallway with two useful storage cupboards. The south-west facing living room enjoys an abundance of natural light and offers ample space for both relaxing and dining furniture. The contemporary kitchen is fitted with a range of modern white wall and base units complemented by contrasting wood-effect worktops, with space for a breakfast table and chairs. A large larder cupboard provides excellent additional storage.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from integrated mirrored wardrobe storage. A versatile box room provides valuable additional accommodation and would make an ideal home office for those working from home. The accommodation is completed by a bathroom fitted with a white three-piece suite and shower over bath.

Further benefits include gas central heating, double glazing, a shared rear garden and unrestricted on-street parking.

Situated within the popular Stenhouse district, the property enjoys excellent local amenities and transport links, with easy access to Edinburgh city centre, the City Bypass, Gyle Shopping Centre and Hermiston Gait. Early viewing is highly recommended.

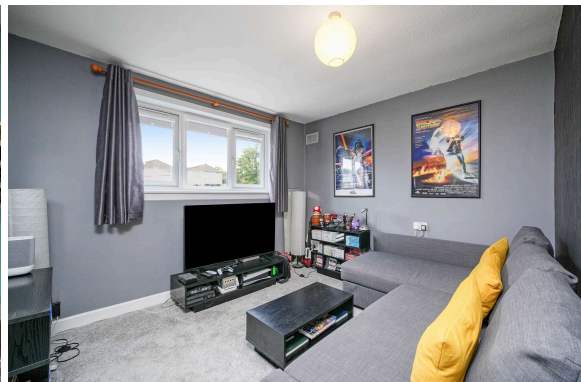
- Welcoming entrance hallway with two storage cupboards
- Bright south-west facing living room
- Contemporary kitchen with space for dining table and chairs
- Principal double bedroom with integrated mirrored wardrobes
- Second well-proportioned double bedroom
- Versatile box room, ideal as a home office or study
- Bathroom with white three-piece suite and shower over bath
- Gas central heating and double glazing
- Shared rear garden
- Downstairs lock up provides extra storage
- Unrestricted on-street parking

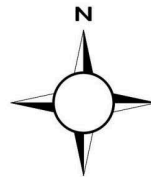
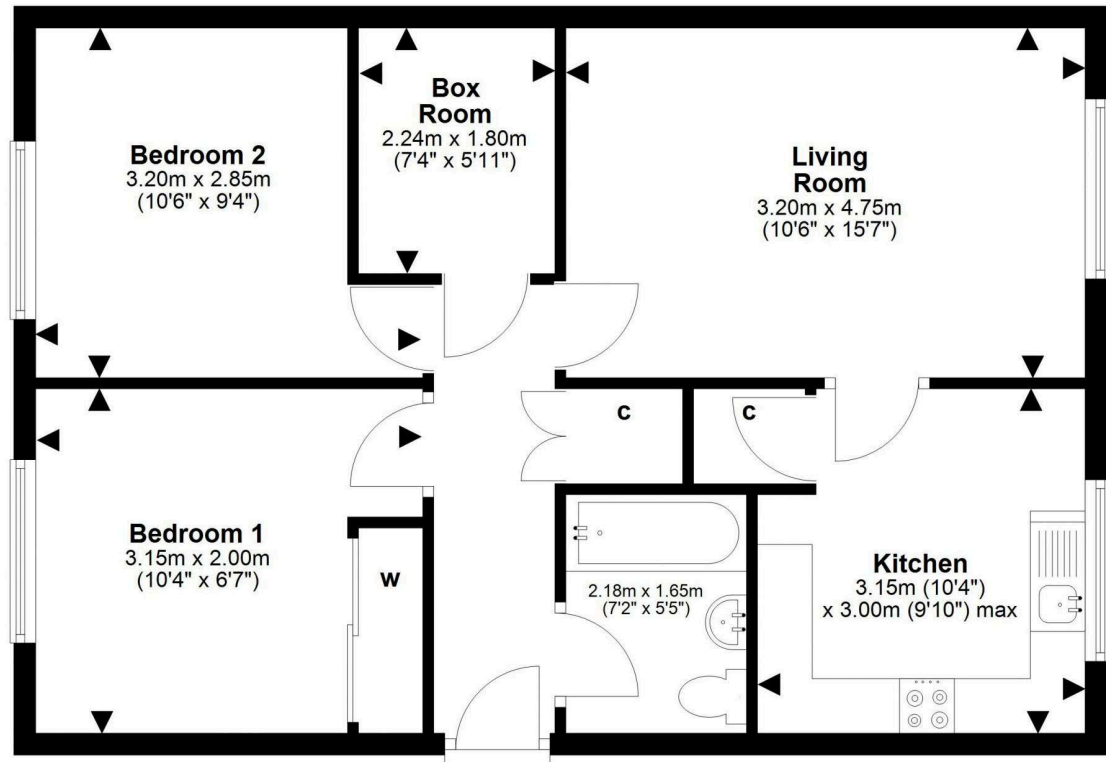
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property as well as fridge/freezer & washing machine, other items include curtain poles, blackout blinds and lockup shelves. Wall mounted shelf and TV bracket in the living room will be removed. EPC: C. CT: A.

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.