



37/8 Stenhouse Gardens,
Stenhouse, Edinburgh, EH11 3LS

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with excellent storage.
- Attractive living room with access to balcony.
- Space for table & chairs.
- Breakfasting kitchen with appliances.
- Double bedroom with fitted bedroom furniture.
- Further bedroom with built in mirrored wardrobes.
- Freshly presented shower room.
- Gas central heating.
- Double glazing.
- Well maintained communal grounds.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A well-presented second floor flat situated within the popular and well located Stenhouse district of the city, a short journey to the west of Edinburgh city centre. There is a range of local amenities close at hand and the property would make an ideal purchase for a first time buyer or young couple.

FACTORING NOTE:

The development is factored Speirs Gumley with an approximate charge of £320 per quarter. This covers the maintenance of all the communal areas and the block's buildings insurance.

COUNCIL TAX BAND

C.

TRAIN STATION

APPROXIMATELY 1.2 MILES TO SLATEFORD TRAIN STATION.

AIRPORT

APPROXIMATELY 6 MILES TO EDINBURGH AIRPORT.

BUSES

WITHIN 300 METRES

LOCATION

Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many further facilities whilst the City Centre is easily accessible by bus, car or tram. Both the Gyle Shopping Centre and Fountain Park leisure complex are located only a short distance away with facilities including a health and fitness centre, multi-screen cinema and many bars and restaurants. Schooling is well catered for at both primary and secondary levels and recreational facilities include the Carrick Knowe Golf Course, Saughton Park and Murrayfield Stadium.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS . SOME FURNITURE MAY BE AVAILABLE THROUGH NEGOTIATION.



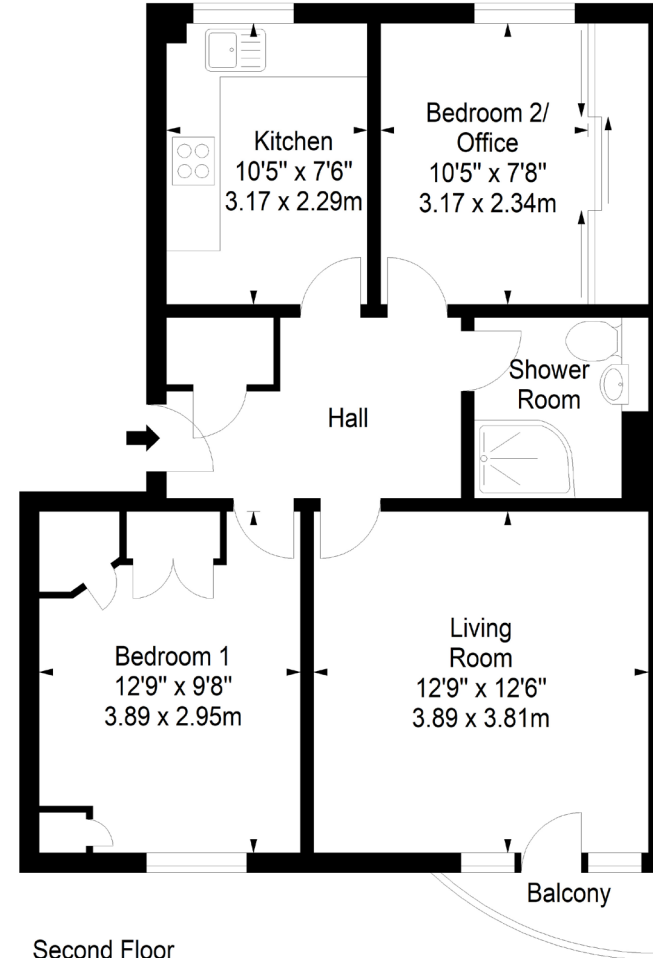
**Stenhouse Gardens,
Edinburgh,
Midlothian, EH11 3LS**



Approx. Gross Internal Area
619 Sq Ft - 57.51 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING B**



Second Floor

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.