










Solicitors & Estate Agents



30/3 Stenhouse Gardens North

Stenhouse | Edinburgh | EH11 3EL

A well-proportioned two-bedroom first-floor flat, set within the ever-popular residential area of Stenhouse. Ideally positioned close to a wide range of local amenities and excellent public transport links, the property also offers easy access to Edinburgh City Centre and surrounding areas. This attractive home will appeal to a variety of buyers, including first-time purchasers, professionals and buy-to-let investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band – A



Description

The accommodation is presented in good decorative order throughout, offering a genuine move-in-ready opportunity. A welcoming hallway provides access to all rooms and benefits from two convenient shelved storage cupboards. The bright and generously sized reception room enjoys a pleasant front-facing aspect and is finished in modern, neutral décor with carpeted flooring and window shutters. Built-in storage enhances the space, making it ideal for both relaxing and entertaining. The kitchen is well appointed with contemporary high-gloss wall and base units, complemented by integrated appliances including a newly installed hob, oven along with a fridge freezer. A breakfast bar provides an informal dining option and adds to the kitchen's practicality. There are two well-proportioned double bedrooms, one positioned to the front of the property and the other to the quiet rear, overlooking the communal gardens. Both rooms feature laminate flooring and offer ample space for freestanding bedroom furniture. The modern bathroom is fully tiled and fitted with a crisp white two-piece suite. Additional features include vanity storage, a heated chrome towel rail and a glass shower cubicle housing a thermostatic shower.



The property benefits from a new boiler (installed 2025), gas central heating and double glazing.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from access to well-maintained communal garden grounds to the rear, laid mainly to lawn and including a drying area. Ample on-street parking is available nearby.

Viewing

Please contact Neilsons on 0131 625 2222.



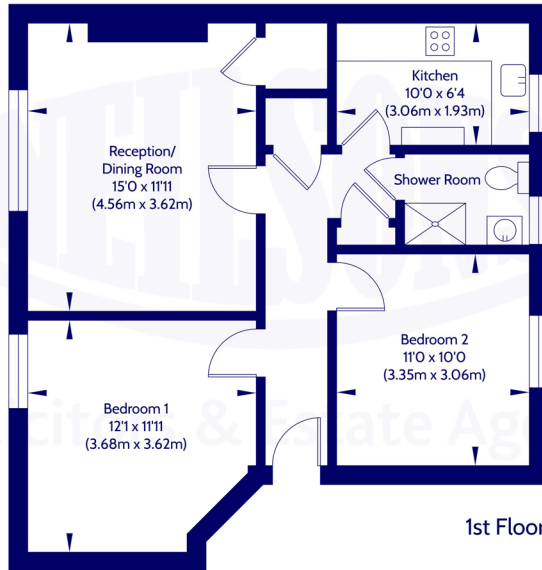


Location

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.



Approx. Gross Internal Floor Area 60 Sq M / 644 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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