



RALPH SAYER
SOLICITORS & ESTATE AGENTS

32/4 Stenhouse Avenue West

Stenhouse, Edinburgh EH11 3EU

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Nestled on a tranquil residential street in the popular Stenhouse neighbourhood, this charming two bedroom first floor flat offers a peaceful retreat with the convenience of great transport links, Saughton Park and primary school, are with-in easy reach. Enjoy the benefits of a well-maintained private garden plot and shared drying green. The property has had a full remodel and is in ready to move-in condition. There is ample storage, a spacious lounge/diner, ideal for entertaining, fitted kitchen, two well proportioned double bedrooms, and a stylish three piece shower room.

Extras: fitted floors, light fittings, curtains, blinds, and all kitchen appliances, are to be included in the sale. Other items included, if desired.

Property Summary

- First floor flat in popular Stenhouse
- Spacious lounge diner
- Fitted kitchen
- Two well-proportioned double bedrooms
- Three-piece shower room
- Gas central heating & double glazing
- Private garden plot and access to shared drying green to the rear
- Un-restricted on-street parking
- EPC Rating - C | Council Tax Band - C

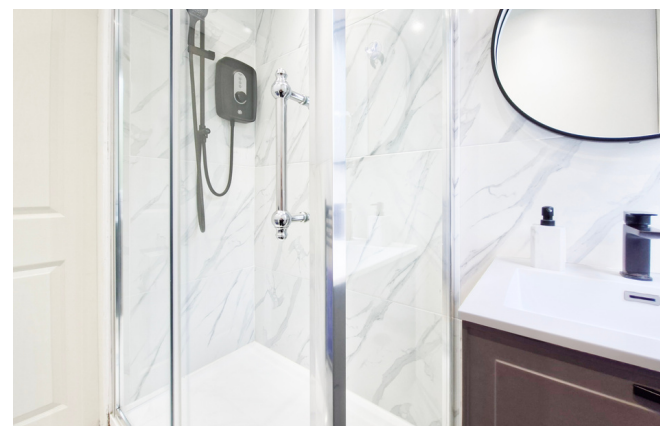


Home Report Value - £170,000





Stylish first
floor flat,
with private
garden plot





PRIVATE GARDEN PLOT



SHARED DRYING GREEN

Let us help you find your next
dream property!



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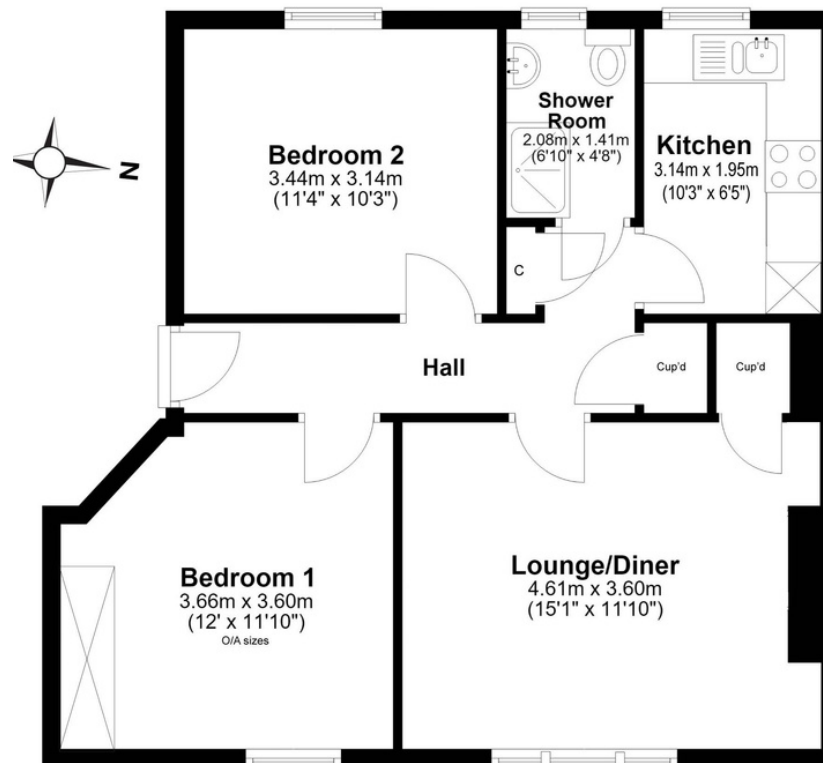


CHARTERED FIRM

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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. 59.1 sq. metres (635.8 sq. feet)

Location

Stenhouse is a very popular residential, some 3 miles west from the city centre. Good local amenities can be found at Stenhouse Cross or nearby Gorgie Road with both a Sainsburys and Asda store nearby. Hermiston Gait retail park and the Gyle shopping centre, are also a short drive/tram ride away. Various leisure opportunities include Carrick Knowe golf course and the extensive space of Saughton Park. Access to the cycle path network, offers pedestrian/cycle access around town. Murrayfield Ice Rink and Edinburgh Zoo are within easy reach. Schooling is well represented from nursery to senior level. With Stenhouse Primary less than a 10 minute walk and Balgreen Primary School, a short drive away. Frequent public transport including the tram network runs to the City Centre and surrounding areas. Easy access to Edinburgh City Bypass provides links to major motorway networks and Edinburgh International Airport.