



RALPH SAYER
SOLICITORS & ESTATE AGENTS

8 Stenhouse Avenue West

Stenhouse, Edinburgh, EH11 3ER

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Welcome to a two-bedroom main-door lower flat which offers bright and airy interiors, as well as a low-maintenance private front garden and a suntrap communal garden with a southeast-facing aspect. This charming home further benefits from excellent storage solutions, a fitted kitchen with a popular design, and a three-piece shower room with easy-clean wet walls. Situated in the heart of Stenhouse, it is within easy walking distance of amenities (including supermarkets), bus and tram links, parks, and local schools. Just 20 minutes from the city centre, whether travelling by car or public transport, the home represents an ideal property for a wide demographic.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, ceramic hob, and extractor hood), a freestanding fridge/freezer, and a washing machine to be included in the sale.

Property Summary

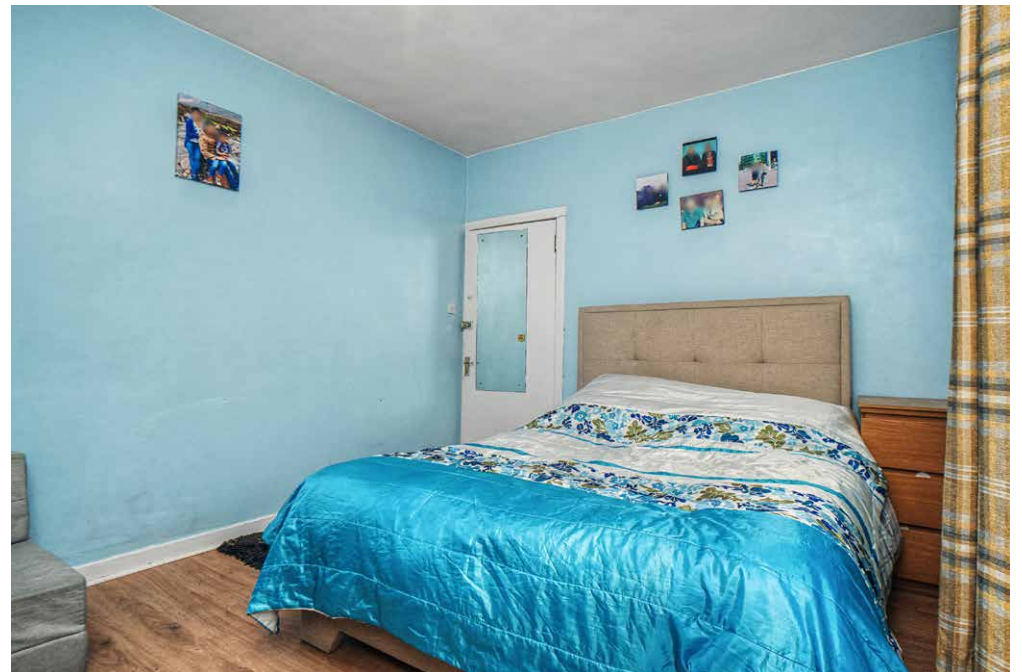
- A well-presented ground-floor flat
- Situated in highly popular Stenhouse
- Private main-door entrance
- Vestibule and hall with storage
- Living/dining room with focal-point fireplace
- Well-appointed kitchen
- Two double bedrooms with wardrobes
- Bright three-piece shower room
- Generous, private front garden
- Large communal garden laid to lawn
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £180,000







Living/dining room with
focal-point fireplace







Two double bedrooms with
wardrobes and a bright
three-piece shower room





Let us help you find your next
dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



CHARTERED FIRM

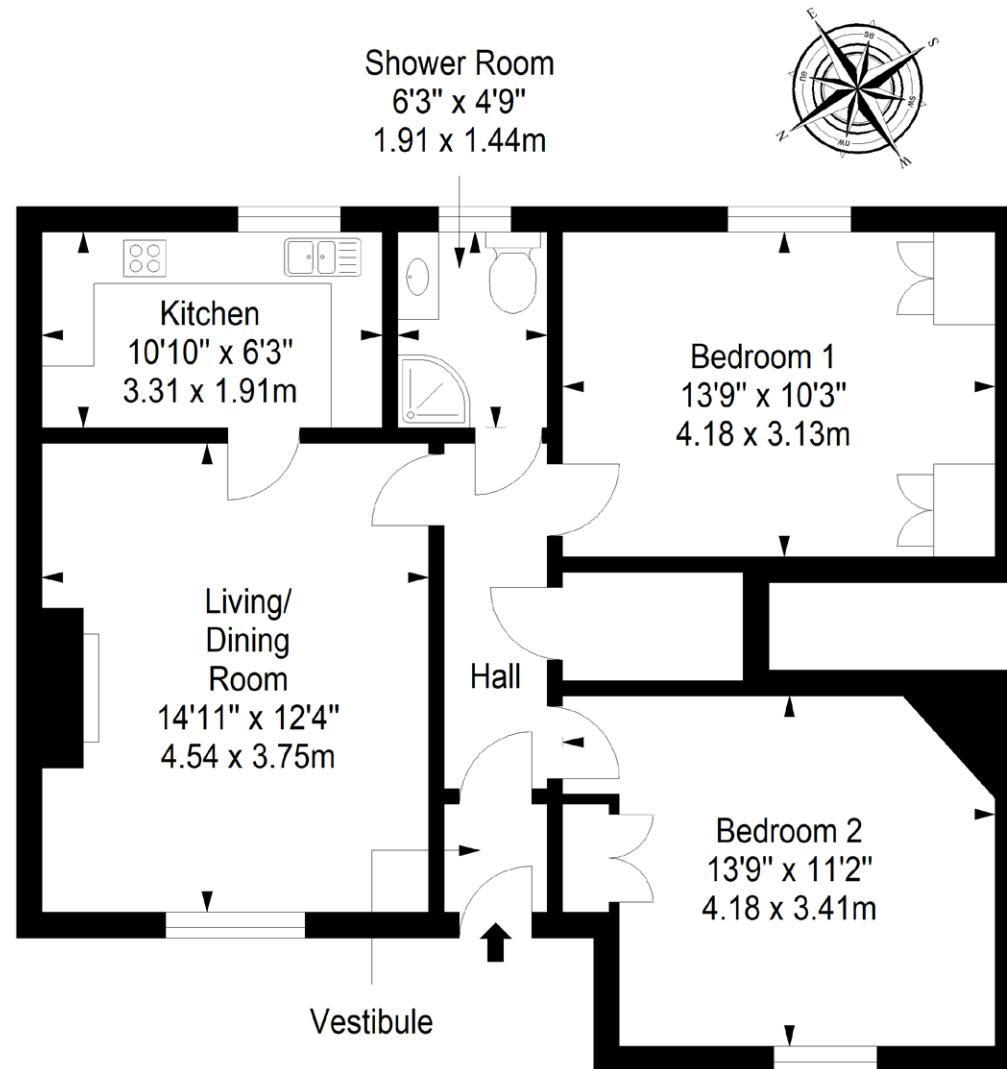
Zoopa.co.uk **rightmove** **onTheMarket.com**

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.

Ground Floor

Approx. 62.5 sq. metres (672.7 sq. feet)



Total area: approx. 62.5 sq. metres (672.7 sq. feet)