



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**26 Stenhouse Avenue**

Stenhouse, Edinburgh, EH11 3HZ

# 26 Stenhouse Avenue

With its convenient city location in the established Stenhouse area, this ground-floor flat enjoys easy access to local shops, supermarkets, green spaces, and excellent transport links to Edinburgh city centre. The area is popular with first-time buyers, professionals, and downsizers seeking a well-connected residential setting with strong everyday convenience. The property boasts attractively presented accommodation throughout a sunny, interconnected living, dining, and kitchen area, two generous bedrooms with wardrobes, and a contemporary bathroom. Private lawned gardens, on-street parking, gas central heating, and double glazing further enhance its appeal.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

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## Property Summary

- Ground-floor flat in Stenhouse
- Private main entrance
- Part of an established residential development
- Attractively presented modern interiors
- Entrance hall
- Sunny open-plan living/dining/kitchen with fitted units
- Spacious main bedroom with wardrobes
- Flexible second bedroom with wardrobes
- Bathroom with overhead shower and mirrored vanity storage
- Private lawned gardens to the front and rear
- On-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £180,000







Sunny open-plan living/  
dining/kitchen with  
fitted units







Spacious main bedroom and  
flexible second bedroom,  
both with wardrobes





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**dream property!**



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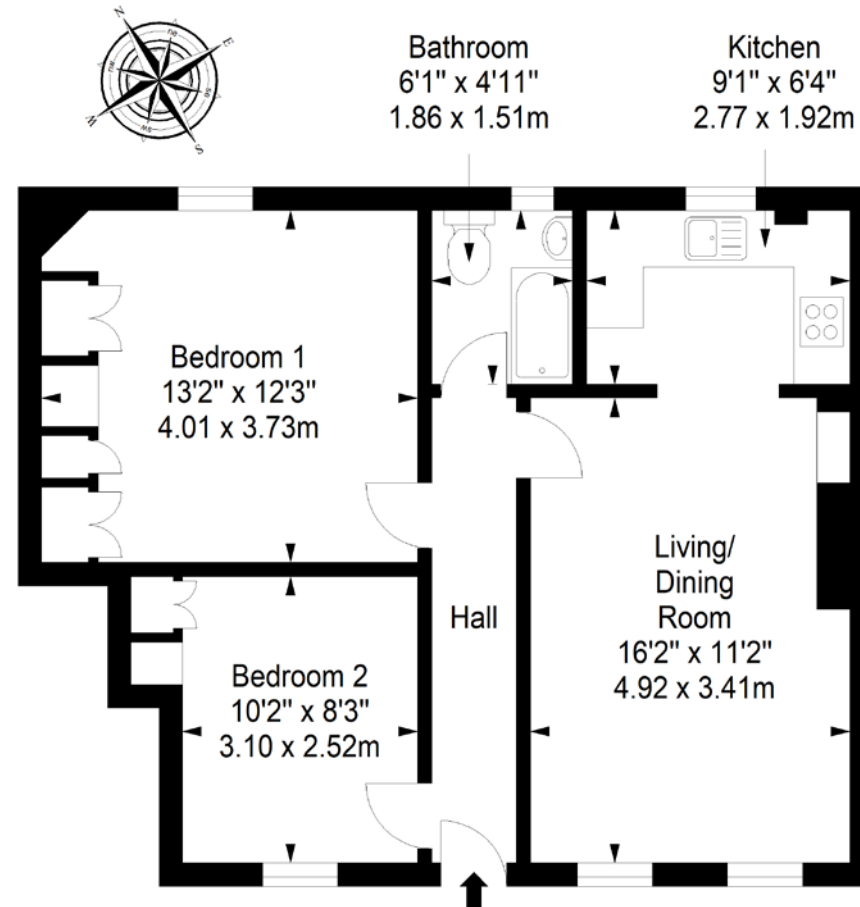
 **CHARTERED FIRM**

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. 55.7 sq. metres (599.6 sq. feet)



Total area: approx. 55.7 sq. metres (599.6 sq. feet)