



6/5 Stenhouse Avenue West

Edinburgh

EH11 3ER



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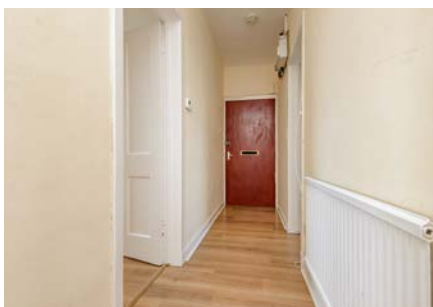
Property Features

- 60 m²
- Excellent Location
- Spacious Accommodation
- 2 Bedrooms
- Communal Gardens
- On Street Parking

This spacious two-bedroom, second floor flat offers excellent accommodation within the desirable area of Stenhouse, Edinburgh.

The accommodation comprises; welcoming hallway with 2 large storage cupboards, spacious living room with a large walk-in cupboard off, kitchen with a range of base and wall mounted units, 2 double bedrooms, the family bathroom with shower over bath, WC and wash hand basin completes the accommodation.

Outside there are well-maintained communal gardens and ample on-street parking is available. The property benefits from a range of nearby amenities, including shops, schools, and excellent public transport links into and out of the city centre.





Stenhouse Avenue West,
Edinburgh,
Midlothian, EH11 3ER



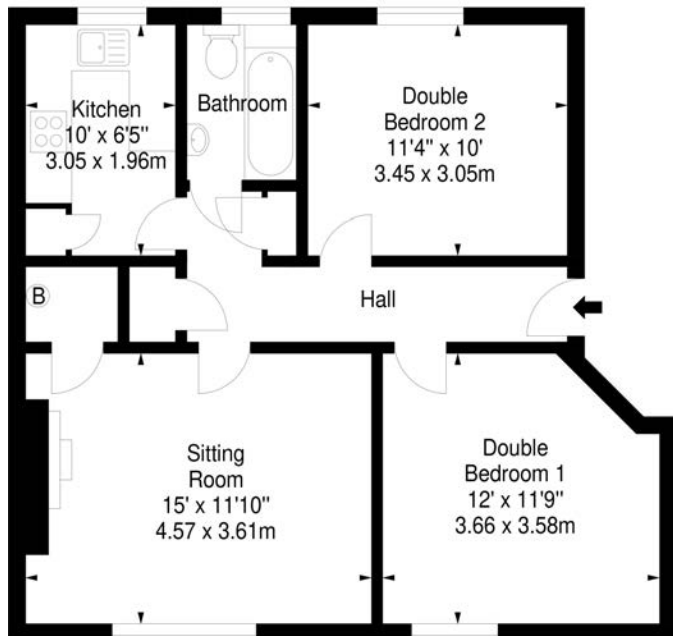
Approx. Gross Internal Area
649 Sq Ft - 60.29 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Stenhouse is an established residential area with ample local amenities, and offers easy commuting into Edinburgh city centre with the city bypass also quickly accessible. Large supermarkets such as Asda at Edinburgh Corn Exchange and Tesco at Corstorphine are only a short drive away, and the South Gyle shopping centre can also be easily reached by car. Frequent public transport offers travel throughout the city, including the tram network, with two stops close by.

Extras

The property is being sold as seen, all fitted floor coverings, all furniture, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).



Second Floor



Find out more

0131 226 7733

sales@ieroproperty.com

61A Queen Street, Edinburgh, EH2 4NA

Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed sales@ieroproperty.com in the first instance. The seller shall not be bound to accept the highest or any offer. 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 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.