










Offers Over

**£190,000**

## 22/2 Stenhouse Street West

Stenhouse | Edinburgh | EH11 3DX

Modern ground floor flat quietly positioned towards the end of a cul-de-sac location. The property benefits from well kept communal areas, both internally and externally. With a good range of local amenities and excellent public transport links the property is sure to appeal to first time buyers, professionals or those looking to down size.

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



## Description

Upon entering the reception area, guests are greeted by a spacious and inviting atmosphere accentuated by full-height windows offering a peaceful view of lush greenery. The soft carpet underfoot adds a touch of comfort and warmth to the contemporary space. Moving into the kitchen, sleek gloss white wall and base units create a modern aesthetic, complemented by matching worktops and splash backs. Integrated appliances, including a hob, oven, and hood, streamline the cooking experience, while additional freestanding appliances offer convenience. The first bedroom boasts a double size and features plush carpeting, alongside glass-fronted double built-in wardrobes, providing ample storage space without compromising on style. The second bedroom mirrors the comfort and functionality of the first, offering another double size with carpeting and mirror-fronted built-in wardrobes. The bathrooms modern design with its three-piece white suite, complete with a Mira electric shower over the bath. Wet wall paneling ensures easy maintenance, while vanity storage and a heated chrome towel rail add practicality and luxury to the space.



## Extras

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

## Gardens & Parking

To the front of the property is unrestricted parking bays for both residents and visitors alike. Surrounding the property are well kept communal green spaces with decorative shrubbery and hedgerow borders.

The property is factored by Spiers Gumley at a cost of approx. £113 PCM.

## Viewing

Please contact Neilsons on 0131 625 2222.

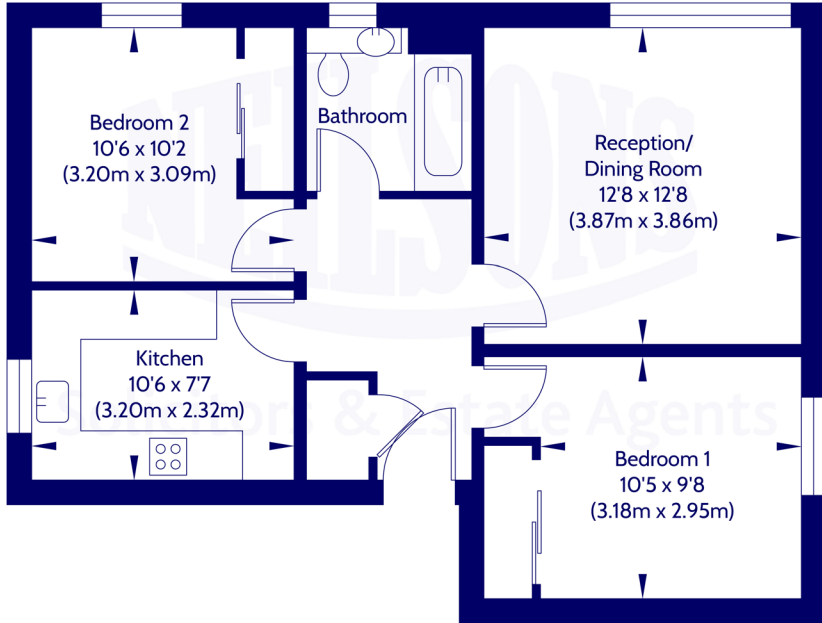




## Location

The popular area of 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 local facilities whilst the City Centre is easily accessible by bus, tram or car. Both the Gyle Shopping Centre and Fountain park leisure complex are located only a short distance away, facilities include 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.





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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