

**8 Stenhouse Place East
EDINBURGH EH11 3DL**

Offers Over £165,000

- Hallway with storage cupboard and access to attic
- Living/dining room with electric fireplace
- Kitchen with a range of floor and wall mounted units, electric cooker and appliance included in sale
- Two double bedrooms with one featuring built in wardrobes
- Fully tiled shower room with two-piece suite
- Gas central heating and double glazing throughout
- Private back garden and access to communal drying green
- Free on-street parking



1



2



1



EPC C



Flat

Blair Cadell offer to market this 2 bed upper flat in the established suburb of Stenhouse. With two generous double bedrooms and ample living space, the property would be ideal for the first time buyer or buy to let investor.

The accommodation comprises of an entrance hallway with a large storage cupboard and offering access to the attic. Large living/dining room with an electric fireplace. Self contained kitchen with a range of wall and floor mounted units, electric cooker and appliances which are included in the sale. Two double bedrooms, one with fitted wardrobes offering plenty of storage space. Fully tiled shower room with a two-piece suite and mains shower. Gas central heating and double glazing throughout the property. Private back garden along with communal drying green and free on-street parking.*No warranties given for system or appliances.*

Stenhouse is a long-established suburb, lying west of the Edinburgh city centre. There are a good range of amenities which include local shops and a Tesco Express, whilst supermarket shopping is available at the ASDA 24-hour at Chesser, Sainsbury's at Longstone, and the upcoming Edinburgh West Retail Park with Costa and M&S Food Hall within the facility. Napier, Heriot-Watt, and Edinburgh universities are within easy reach, whilst leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, Pure Gym on Gorgie Road, numerous golf courses and the open walking spaces of Colinton Dell and the Water of Leith. Regular bus services are available from both A71 Gorgie Road and from Stenhouse Drive, whilst tram stops are at Saughton and Balgreen

Council Tax Band C

Energy Rating C

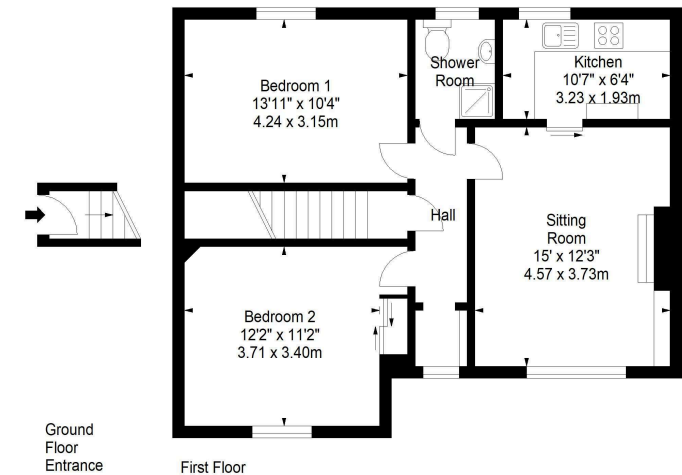
Viewing by appointment on 0131 337 1800



Stenhouse Place East,
Edinburgh,
Midlothian, EH11 3DL



Approx. Gross Internal Area
724 Sq Ft - 67.26 Sq M
For identification only. Not to scale.
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