



115/4 Stenhouse Drive
Stenhouse, Edinburgh, EH11 3NW

CALL US ON 0131 447 4747

115/4 Stenhouse Drive Stenhouse, Edinburgh, EH11 3NW

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared entry.
- Reception hall with storage.
- Good sized living room overlooking the communal grounds to rear.
- Views to Pentlands.
- Dining kitchen with appliances.
- Two generously proportioned double bedrooms.
- Shower room.
- Gas central heating.
- Double glazing.
- Communal grounds.
- Access to children's playpark.
- Residents parking.
- Shared drying area on first level.
- External storage cupboard on ground level.



GENERAL DESCRIPTION

A first-floor flat part of the residential development in the popular Stenhouse district of the city a short journey to the west of Edinburgh City Centre and close to a wide range of local amenities. The property would make an ideal purchase for a first time buyer or perhaps for letting purposes.

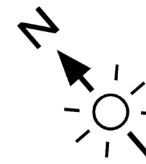
COUNCIL TAX BAND: A.
TRAIN STATION: APPROXIMATELY 1.5 MILES TO SLATEFORD TRAIN STATION.
AIRPORT: APPROXIMATELY 5 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

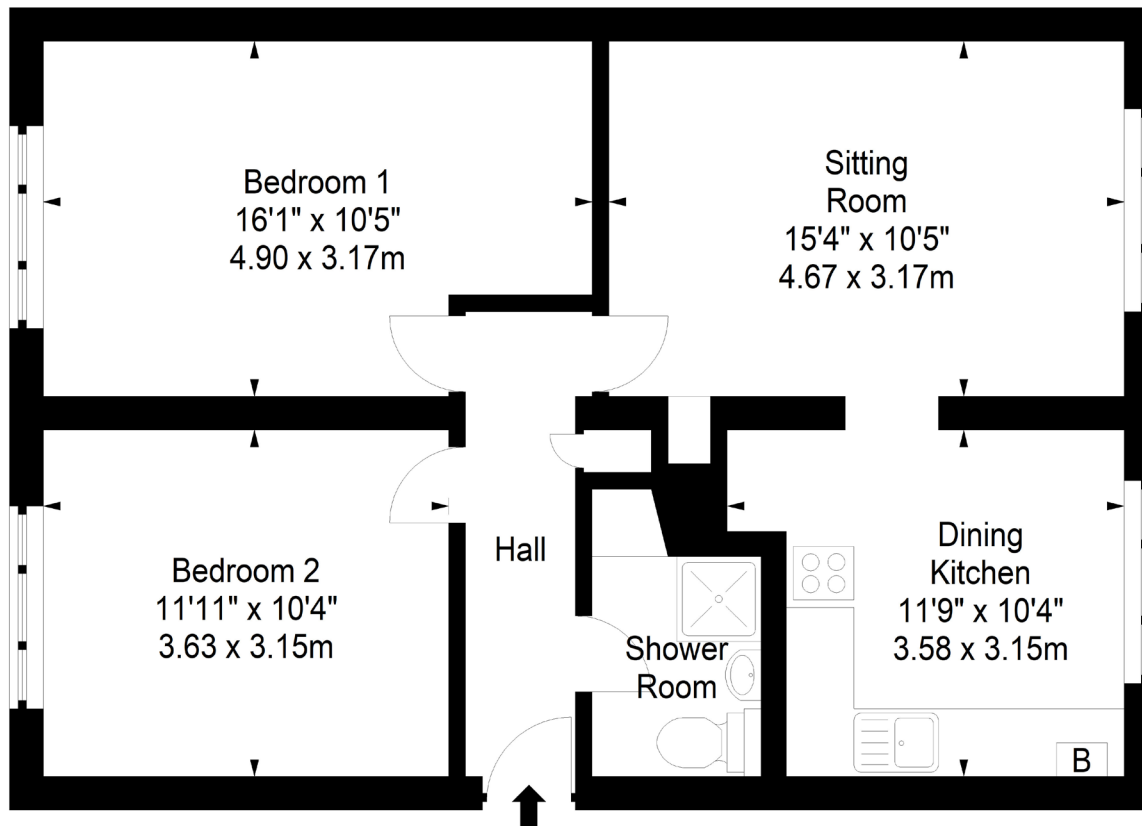
The property is located in the popular Stenhouse area of Edinburgh, which lies to the north of the city centre. The flat is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative choice is available at the Gyle Shopping Centre, whilst Hermiston Gait is just a little further afield. Heading in an easterly direction, the city centre itself can be accessed by car in as little as ten to fifteen minutes, depending upon traffic. Leisurewise the choice is excellent and includes established clubs and organisations which cater for both adults and children alike, a private Health and Sports Club, Edinburgh Zoo and Murrayfield Ice Rink and Rugby Stadium. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER. ALL FURNITURE WITHIN THE PROPERTY WILL BE AVAILABLE THROUGH NEGOTIATION. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS.

**Stenhouse Drive,
Edinburgh,
Midlothian, EH11 3NW**



Approx. Gross Internal Area
697 Sq Ft - 64.75 Sq M
For identification only. Not to scale.
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First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.