

# 32/1 Stenhouse Avenue West

Edinburgh, EH11 3EU

mhdlaw



1 Public 2 Bed EPC

*“Bright and well presented, two bedroom, ground floor flat”*



# Features

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- Sunny Ground Floor Flat Newly Decorated Throughout
- Entrance Hall with Two Storage Cupboards
- Living Room with Storage Cupboard
- Fitted Kitchen
- Two Good-Sized Double Bedrooms
- Modern Shower room
- Gas Central Heating
- Double Glazing Throughout
- Private Front and Rear Garden Areas with Off-Street Parking
- Well Maintained Communal Rear Gardens



## DESCRIPTION

A bright and well presented, two bedroom, ground floor flat has been newly decorated throughout with a neutral decor and boasts modern kitchen and bathroom. The property further benefits from a well-maintained close, as well as use of communal drying green to the rear and off-street parking in the substantial private front garden.

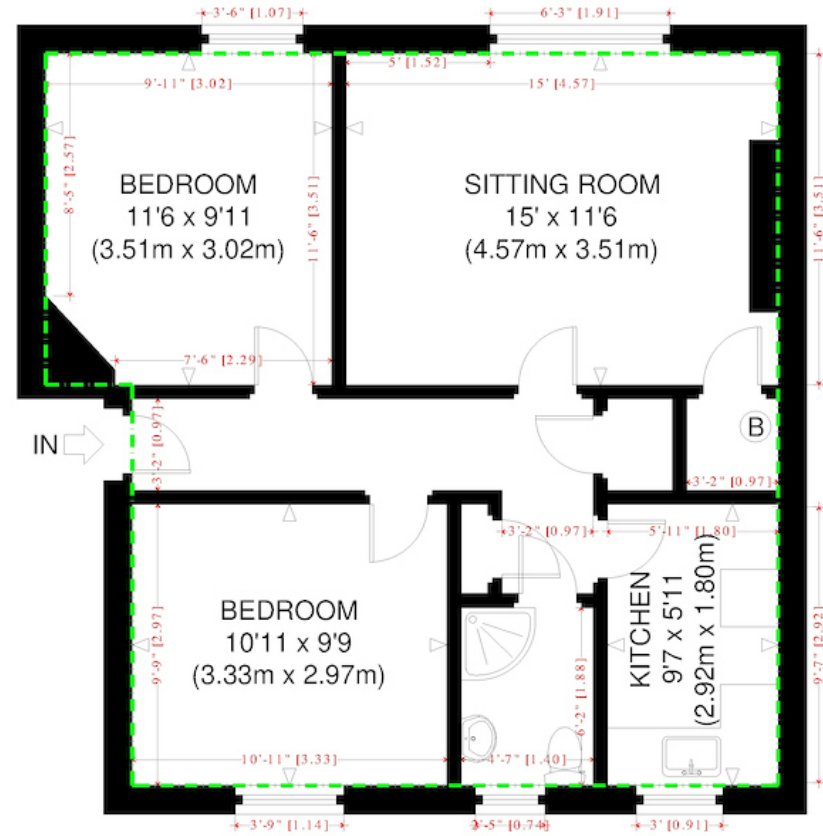
## LOCATION

Stenhouse Avenue West is a quiet, residential street, conveniently located between the popular areas of Slateford and Murrayfield, with their thriving local cafe culture and good selection of cool bars and eateries. The lovely open spaces of Saughton Public Park and Rose Garden are nearby, as well as the pleasant Water of Leith Walkway. A further array of shops and restaurants and the fantastic museums and attractions of Edinburgh City Centre are also within easy reach. The central position of the property also benefits from excellent transport links with Haymarket and Slateford Train Stations providing rail access east and west, Ballgreen and Saughton Tram Stops close by and for the motorist, Slateford Road (A70) is a quick route out to the City Bypass.

**HOME REPORT VALUE – £170,000**

**COUNCIL TAX BAND A**

*All appliances in the property are sold as seen and no warranties will be given.*



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 604 SQ FT / 56.1 SQ M  
area (604.26 square ft.)

STENHOUSE AVENUE WEST  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 604 SQ FT / 56.1 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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**Viewing – By appointment, please call MHD Law on 0131 555 0616**

All enquiries, note of interest and offers to be directed to the property department at:

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