

**15/3 Stenhouse Avenue  
West  
Edinburgh EH11 3EZ  
Offers Over £175,000**

- Large living/dining room with hardwood flooring
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included
- Two double bedrooms
- Shower room fitted with a two-piece suite and bidet
- Gas central heating and double glazing
- Allocated garden space
- Free on-street parking



1



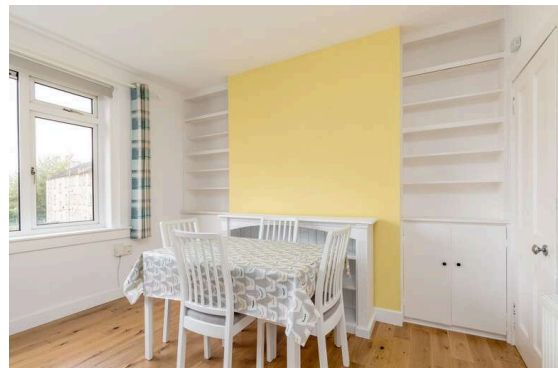
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1



EPC C



## Flat

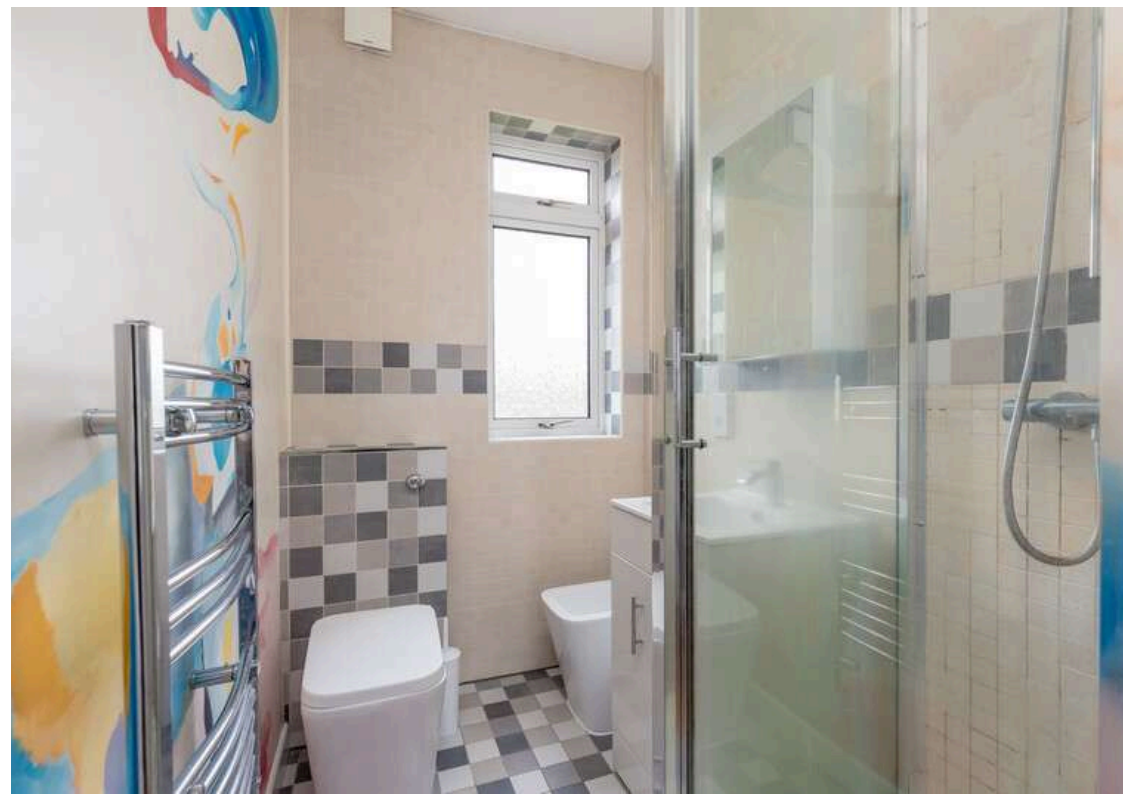
Blair Cadell and delighted to bring to market well presented bright two-bed flat that is ideally suited for a young professional or first time buyer and viewings are highly recommended.

The accomodation comprises of a large living/dining room perfect for hosting friends and family featuring hardwood flooring and fitted blinds along with a useful storage cupboard. A smart kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances such a dishwasher and washing machine which are included in the sale. There are two generous double bedrooms. A shower room fitted with a two-piece suite and mains walk in shower along with a bidet. The hallway has two useful cupboards offering plenty of useful storage space. Gas central heating and double glazing throughout for maximum efficiency. Allocated garden area with garden shed as well as communal drying green. Free on-street parking is also readily available.

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

**Viewing by appointment on 0131 337 1800**

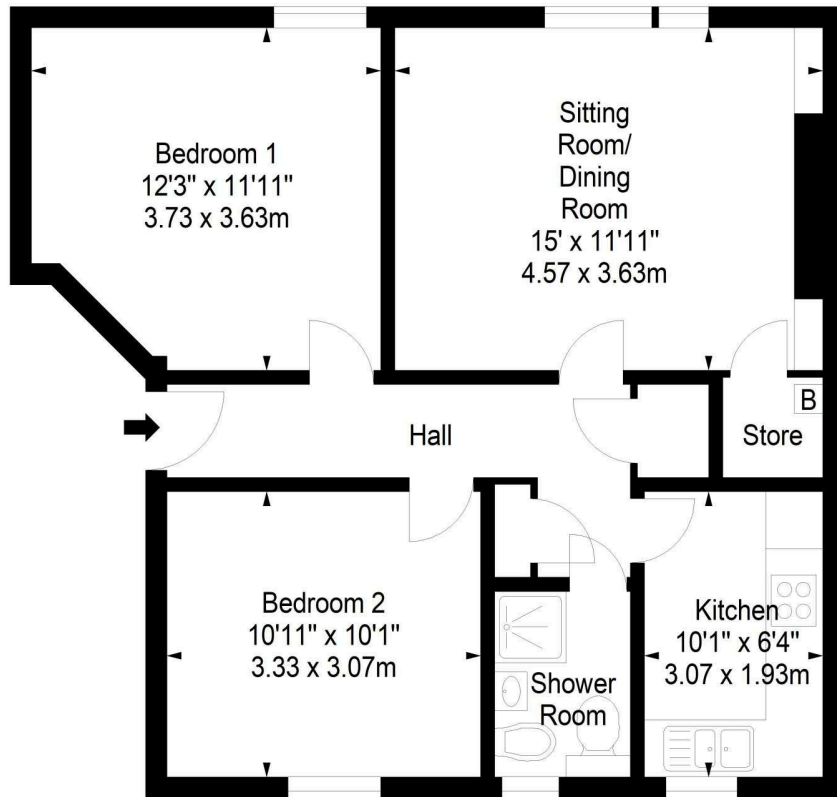




**Stenhouse Avenue West,  
Edinburgh,  
Midlothian, EH11 3EZ**



Approx. Gross Internal Area  
650 Sq Ft - 60.39 Sq M  
For identification only. Not to scale.  
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First Floor



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