










Offers Over

**£115,000**

## 127/4 Stenhouse Drive

Stenhouse | Edinburgh | EH11 3NG

This generously proportioned first floor flat is situated within the popular residential area of Stenhouse, close to excellent local amenities and well placed for commuting. The property would appeal to first time buyers, professionals or buy to let investors and early viewing is highly recommended.

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



## Description

In brief the lovely accommodation comprises; welcoming entrance hallway with useful storage cupboards, spacious and bright reception room, ample dining/kitchen with appliances, light and airy principal bedroom, well proportioned second double bedroom, and bathroom with three-piece suite and electric shower over bath. Further benefits include gas warm air heating, double glazing and external storage cupboard.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, washing machine, fridge and freezer.

## Gardens & Parking

There are well maintained communal gardens and ample on-street parking can be found in the surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

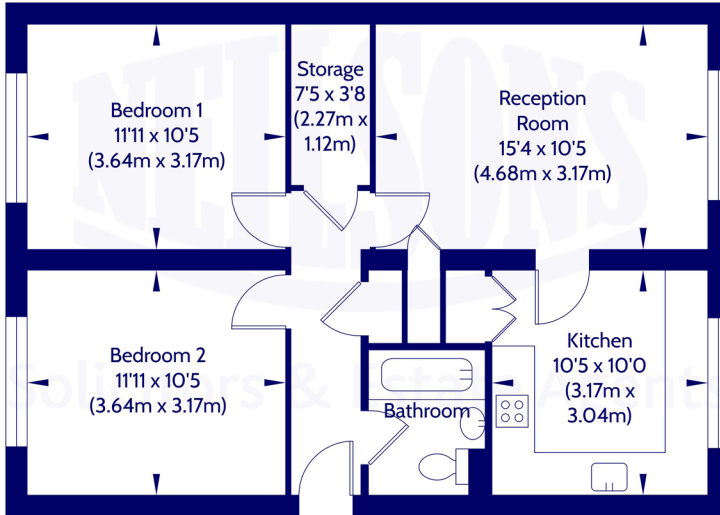
The popular area of Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many local facilities whilst the City Centre is easily accessible by bus, car or tram. 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.





Approx. Gross Internal Floor Area 63.46 Sq M / 683 Sq Ft.

First Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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