



GILSON GRAY

LAW • PROPERTY • FINANCE

24/2 STENHOUSE AVENUE WEST

Stenhouse, Edinburgh, EH11 3EU



This one-bedroom ground floor flat forms part of an established residential development in Stenhouse, offering spacious rooms finished with modern décor and quality fixtures and fittings. The home also features an on-trend kitchen with monochrome-inspired styling and a contemporary bathroom with attractive tile work. Furthermore, it has private and communal gardens, which are neatly maintained and laid to lawn. Under 3 miles from Edinburgh city centre, the property will certainly be in popular demand amongst a broad spectrum of buyers.

Extras: integrated oven and ceramic hob, freestanding fridge/freezer, dishwasher, and washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Ground-floor flat with modern interiors
- Situated in popular Stenhouse
- Bright and airy accommodation
- Lightly decorated throughout
- Entrance hall with built-in storage
- Bright and elegant living room
- Fashionable modern kitchen
- Double bedroom with open wardrobe
- 3pc bathroom with overhead shower
- Well-maintained private front garden
- Large communal garden laid to lawn
- Unrestricted on-street parking







"A ONE-BEDROOM GROUND-FLOOR FLAT IN STENHOUSE, FEATURING MODERN INTERIORS AND WELL-KEPT GARDENS"





EPC RATING:



COUNCIL TAX BAND:

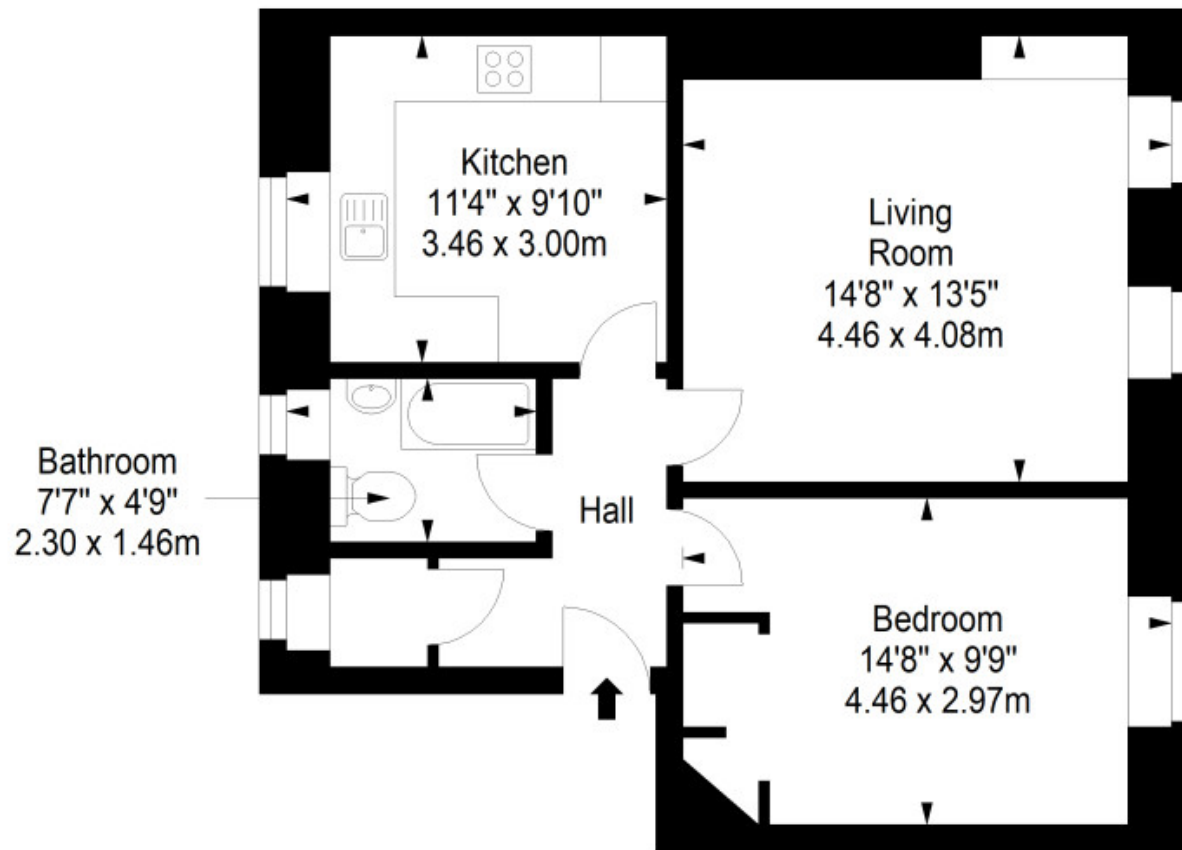


VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Ground Floor

Approx. 52.5 sq. metres (565.1 sq. feet)



Total area: approx. 52.5 sq. metres (565.1 sq. feet)



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01382 201 000



BORDERS

01890 880 008



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