










Offers Over

£115,000

95/1 Stenhouse Street West

Stenhouse | Edinburgh | EH11 3LX

A fantastic opportunity has arisen to purchase this bright and airy one bedroom ground floor flat located in the ever-popular Stenhouse area, lying to the West of the City Centre. Close to excellent amenities and transport links, this property makes for an ideal first-time or investment purchase. Early viewing suggested.

-  1 bed
-  1 public
-  1 bathroom
-  Communal gardens
-  Residents parking
-  EPC Band - D
-  Council Tax Band - A



Description

Internally, the property is in good decorative order and move-in condition while briefly comprising of; welcoming entrance hallway with superb storage provisions, light and airy lounge/diner with a sizeable cupboard and room for a small dining table and chairs, fully-fitted kitchen with some integrated white goods while being styled with white units and a grey worktop, good sized double bedroom with room for freestanding furniture and different configurations, box room allowing for flexible use as storage or a home office, and a stylish partially-tiled bathroom suite with an rainfall shower, in-built shelving and a heated towel rail.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, light fittings, fitted blinds and floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There are well-maintained communal grounds surrounding the property as well as unallocated residents parking to the rear of the building.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

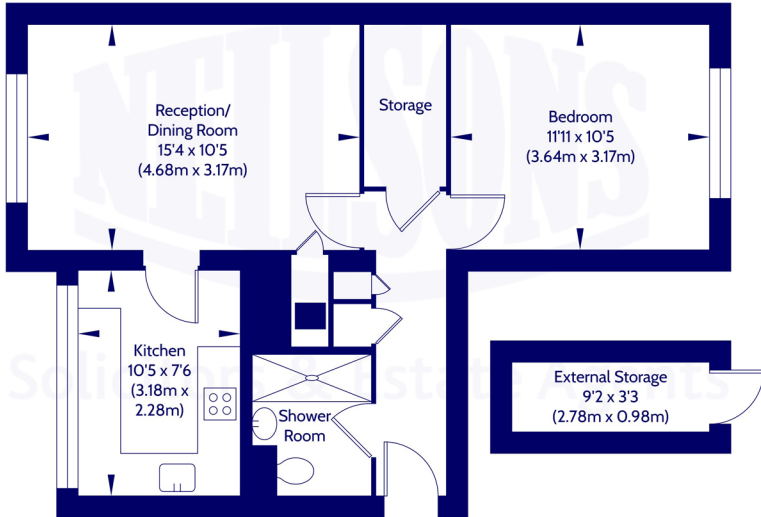
The popular area of Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. Both Gorgie and Corstorphine provide many local facilities whilst the City Centre is easily accessible by bus, tram or car. 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 48.37 Sq M / 521 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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