Offers Offer
**£150,000**

# 3/1 Stenhouse Gardens

## Stenhouse | Edinburgh | EH11 3JL

This main door upper flat with external staircase will make an excellent opportunity for any first time buyer or young professional. The property is pleasantly located in a quiet residential street with excellent local amenities close by with transport links to the city centre in the near vicinity.

- 🛏 **2 Bedrooms**
- 🛋 **1 Public Room**
- 🛁 **1 Bathroom**
- 🚗 **On Street Parking**
- 🌲 **Rear Gardens**
- 💡 **EPC Rating – E**
- 📄 **Council Tax Band - B**

## Description

In brief the accommodation comprises; Hallway with storage provisions; front aspect reception room with two windows flooding the room with light, inbuilt storage and gas fire; to the rear is a kitchen with wall and base units, integrated hob, oven and hood along with white tiles to splash areas; generous double bedroom with a front aspect and built in wardrobe with inbuilt storage solutions; secondary well proportioned double bedroom with a pleasant aspect to the greenery of the rear garden; bathroom with a white three piece suite and electric shower over the bath with full height tiling all around.

## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens

The property benefits from a communal drying green located to the rear, mostly laid to lawn with mature trees within the garden grounds. Also a private section of lawn with a shed.

## Viewing

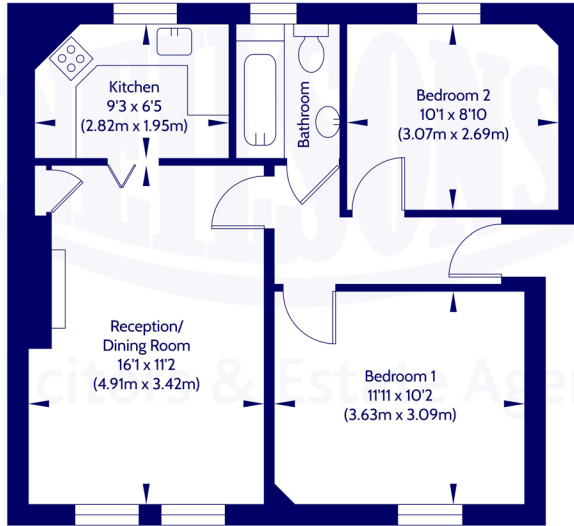Please contact Neilsons on 0131 625 2222.

## Location

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 further 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 with facilities including 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 50.02 Sq M / 538 Sq Ft.

First Floor

Kitchen
9'3 x 6'5
(2.82m x 1.95m)

Bathroom

Bedroom 2
10'1 x 8'10
(3.07m x 2.69m)

Reception/
Dining Room
16'1 x 11'2
(4.91m x 3.42m)

Bedroom 1
11'11 x 10'2
(3.63m x 3.09m)

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.

# NEILSONS

Solicitors & Estate Agents

## Our Services:

- Full estate agency service

- Buying & Selling

- Buy to let advice

- Wills & Powers of Attorney

- Estate Planning

- Executries

- Powers of Attorney

**For helpful, friendly, personal advice, get in touch.**

✉ mail@neilsons.co.uk          📞 0131 625 2222          🖥 www.neilsons.co.uk

**Head Office**
138 St John's Road
Edinburgh

**Property Department**
142 St John's Road
Edinburgh

**City Centre**
2a Picardy Place
Edinburgh

**South Queensferry**
37 High Street
South Queensferry

**Bonnyrigg**
72 High Street
Bonnyrigg