










Offers Over

**£160,000**

## 39/6 Stenhouse Avenue West

Stenhouse | Edinburgh | EH11 3EY

A superb opportunity has arisen to acquire this well-proportioned two bedroom top floor flat quietly positioned within a popular pocket of Stenhouse. Close to superb amenities and commuting links, the property will suit a variety of purchasers including first-time buyers, professionals and buy-to-let investors. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - A



## Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway with useful storage provisions, bright and airy lounge/diner with a gas fireplace, Edinburgh press cupboard and another sizeable cupboard housing the boiler, fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and a lovely rear-facing outlook with views of Corstorphine Hill, first sizeable double bedroom with room for different configurations, second good sized double bedroom with space for freestanding furniture and more pleasant views, and a modern partially-tiled shower room with a corner cubicle and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings.

## Gardens and Parking

To the rear is a large well-kept private garden space mostly laid to lawn with a shed. Ample unrestricted on-street parking is available for residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.



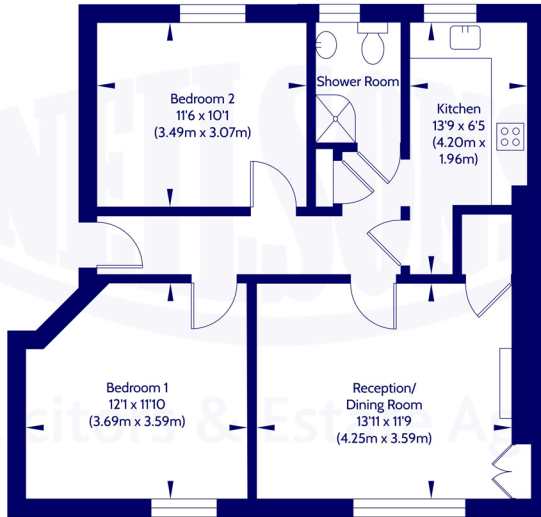


## Location

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 59.17 Sq M / 637 Sq Ft.



### Second 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.



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

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

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2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

