










Fixed Price

£152,000

22/5 Stenhouse Avenue West

Stenhouse | Edinburgh | EH11 3EU

A fantastic opportunity has arisen to acquire this generously sized one 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.

-  1 bed
-  1 public
-  1 bathroom
-  Communal rear garden
-  On-street free parking
-  EPC Band - D
-  Council Tax Band - A

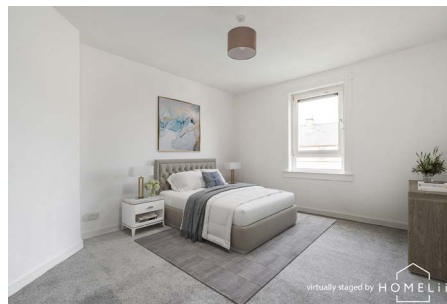


Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with a large storage cupboard which could be used as a home office/study, bright and spacious lounge/diner with a twin windows and ample room for both lounge and dining furniture, fully-fitted kitchen with a range of freestanding white goods, tiling in splash areas and a handy storage cupboard, sizeable double bedroom with plenty of space for freestanding furniture and different configurations, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Selected fixtures and fittings, including; freestanding cooker, washing machine and fridge-freezer light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear is a large well-kept communal garden mostly laid to lawn and drying green area. Ample unrestricted on-street parking is available for residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.



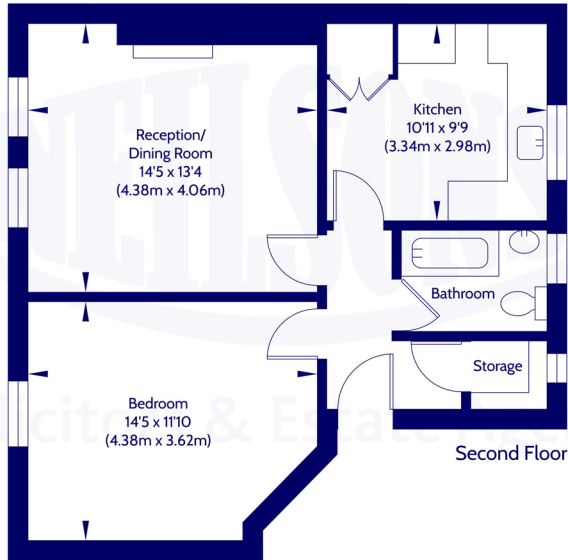


Location

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 52.57 Sq M / 566 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.



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



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