










Fixed Price

**£160,000**

## 31/3 Stenhouse Gardens North

Stenhouse | Edinburgh | EH11 3EN

A well proportioned two bedroom first floor flat located in the popular residential area of Stenhouse. Close to local amenities and transport links, and with easy access to the City Centre, the property is sure to appeal to first time buyers, professionals and buy to let investors.

-  1 public room
-  2 bedrooms
-  1 bathroom
-  Communal garden
-  On street parking
- GCH & DG
-  EPC rating – C
-  Council tax band - C



## Description

Located on the first floor, the accommodation briefly comprises hallway with two storage cupboards, bright and airy lounge, fitted kitchen with a range of wall and base units with co-ordinated worktops, two double bedrooms, one of which has a built-in wardrobe, and a bathroom with a white suite and shower over the bath.

The property further benefits from gas central heating and double glazing..



## Extras

All fixtures and fittings will be included in the sale along with the gas hob and electric oven, fridge, freezer and washing machine.

## Gardens and Parking

There is a communal garden and drying green to the rear of the property and parking is on street and unrestricted.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

Stenhouse is located to the west of the City Centre and has a range of local amenities including 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. 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 various bars and restaurants. Schooling is well catered for at both primary and secondary levels and recreational facilities include Carrick Knowe Golf Course, Saughton Park and Murrayfield Stadium.





Approx. Gross Internal Floor Area 59 Sq M / 635 Sq Ft.

### First 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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