

STENHOUSE

59/1 STENHOUSE GARDENS
EH11 3LS



2



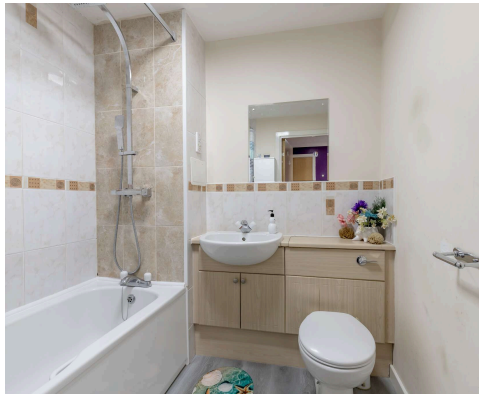
2



1

EPC RATING: C

OFFERS OVER £155,000



BRIGHT & SPACIOUS TWO BED TWO BATH MODERN GROUND FLOOR APARTMENT

Located in this very well-maintained development, in sought-after Stenhouse, is this good-sized property which would make an ideal first time buy, a home for professionals or a young family. Close to a great range of fantastic local amenities and transport links.

VIEWING

By appointment Please call 0131 4466850

PROPERTY DESCRIPTION

- Open hallway with two handy storage cupboards & secure entryphone
- Generously proportioned sitting/dining room with corner windows making it nice & bright and door to external private patio area
- Kitchen with range of fitted cupboards & appliances
- Principal bedroom with mirrored fitted wardrobe and access to –
- Ensuite shower room with electric shower, sink, wc & heated towel rail
- Second double bedroom with mirrored fitted wardrobes
- Main bathroom with bath with mains shower over, fitted vanity sink unit, wc & heated towel rail
- Gas central heating from combi boiler located in the kitchen
- Upvc double glazed windows
- Beautifully maintained communal garden grounds
- Off street parking on the development
- Managed by Spiers Gumley at a cost of £98pcm to cover maintenance of the building & grounds and block buildings insurance

AREA

The popular area of Stenhouse is located to the west of the city and provides a wide range of retail outlets, social & recreational amenities and excellent transport links. Nearby Gorgie & Corstorphine provide a wider range of facilities and the city centre is easily accessible by bus, car or tram making it ideal for commuters. The Gyle Shopping Centre and Fountain Park leisure complex are both located only a short distance away where facilities include a health & fitness centre, multi-screen cinema and many bars & restaurants. Local schooling is well catered for and the property is in the catchment for Stenhouse & St Joseph's RC Primary Schools and Tynecastle & St Augustine's RC High Schools. Local recreational facilities

include Carrick Knowe Golf Course, Saughton Park and Murrayfield Stadium.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

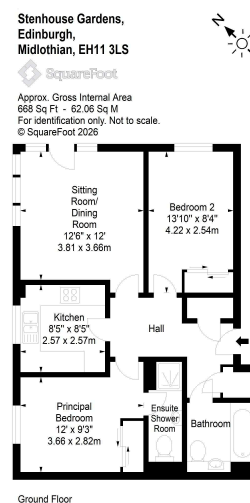
£160,000

Sitting/dining room	12'6 x 12' (3.81 x 3.66m)
Kitchen	8'5 x 8'5 (2.57 x 2.57m)
Bedroom 1	12' x 9'3 (3.66 x 2.82m)
Bedroom 2	13'10 x 8'4 (4.22 x 2.54m)

Contact:

205 Morningside Road Edinburgh EH10 4QP
T • 0131 446 6850 E • info@jardinephillips.com
F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.



espc

rightmove
onTheMarket.com