

STENHOUSE  
59/1 STENHOUSE GARDENS  
EH11 3LS



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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

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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:

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