



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

Garage at Stenhouse Avenue

Edinburgh, EH11 3HZ

# Garage at Stenhouse Avenue

A great opportunity has arisen to acquire this spacious, brick-built lock up double garage, measuring approximately 20'4" x 19'0" (6.20 x 5.80m) that is quietly situated on an enclosed corner plot at Stenhouse Avenue, within easy reach of the city centre and excellent commuting links.

The corner plot offers secure off-street parking suitable for multiple vehicles, an ideal opportunity for commuters, whilst the lock-up double garage has its own separate door entry from the side, with an electric roller door. The garage has electricity connected with light and power sockets and offers a great opportunity to be used as overspill storage or as an excellent workspace for a hobbyist or DIY enthusiast.

The garage is situated within an established residential development with regular public transport services available nearby.





*"A great opportunity to be used as overspill storage or as an excellent workspace for a hobbyist or DIY enthusiast."*

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**dream property!**



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 **CHARTERED FIRM**

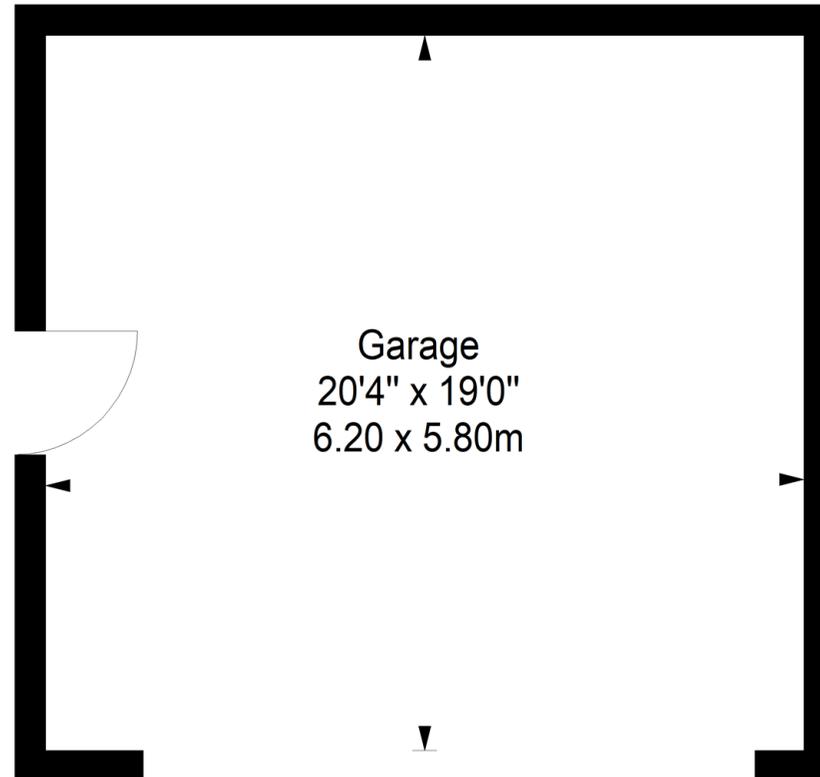
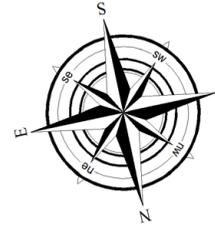
  

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

## Garage

Approx. 35.9 sq. metres (386.4 sq. feet)



Total area: approx. 35.9 sq. metres (386.4 sq. feet)