



Solicitors & Estate Agents










Offers Over
£190,000

22/7 Stenhouse Street West

Stenhouse | Edinburgh | EH11 3DX

This top floor flat with private balcony offers a wonderful opportunity for any first time buyer or professionals. The property offers a true move in condition opportunity and is close to excellent local amenities and transport links to the city centre.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  On Street Parking Bays
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

Internally the accommodation is in great order and briefly compromises; secure entrance system with well kept communal areas; inviting hallway with ample storage; generous reception room offering a private balcony with a fantastic open outlook towards Corstorphine Hill, the room has a modern neutral décor and space for a dining table; fitted kitchen showcasing a range of wall and base units, complimenting tiling to splash areas and space for free standing appliances; principal bedroom with mirror fronted built in wardrobes and convenient en-suite shower room; secondary well proportioned double bedroom offering laminate flooring and downlighting; a crisp white three piece bathroom suite with built in vanity for additional storage, electric shower over the bath, glass screen and full height tiling around.



Extras

The property shall be sold with all fixtures, fittings, integrated & free standing appliances and fitted floor coverings. All other items of furniture can be made available by separate negotiation.

Gardens and Parking

To the front of the property is unrestricted parking bays for both residents and visitors alike. Surrounding the property are well kept communal green spaces with decorative shrubbery and hedgerow borders.

The property is factored by Spiers Gumley at a cost of approx. £80 PCM, usually billed quarterly.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

The popular area of 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 local facilities whilst the City Centre is easily accessible by bus, tram or car. Both the Gyle Shopping Centre and Fountain park leisure complex are located only a short distance away, facilities include 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.

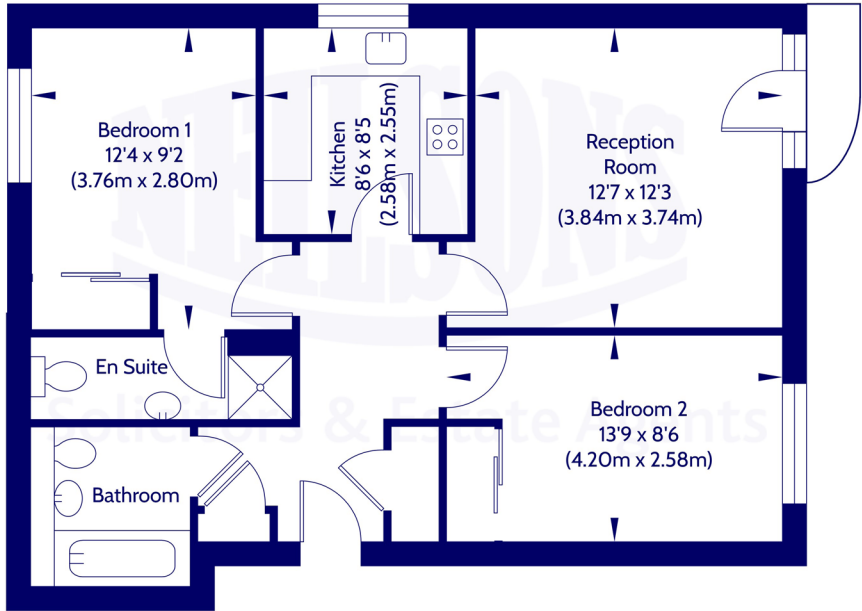
Approx. Internal Area 61.31 Sq M / 660 Sq Ft.

Not to scale. For identification only.

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Second Floor



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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