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35/3 Stenhouse Gardens, Stenhouse, Edinburgh, EH11 3LS

Two-Bedroom, Dual-Aspect, Ground Floor Flat

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Property Description

Beautifully presented, two-bedroom, dual-aspect flat on the ground floor of a modern, factored apartment block, set in a residential development in Stenhouse to the west of Edinburgh city centre. Comprises an entrance hall, living room, kitchen, master bedroom with en-suite shower room, a further double bedroom and a bathroom.

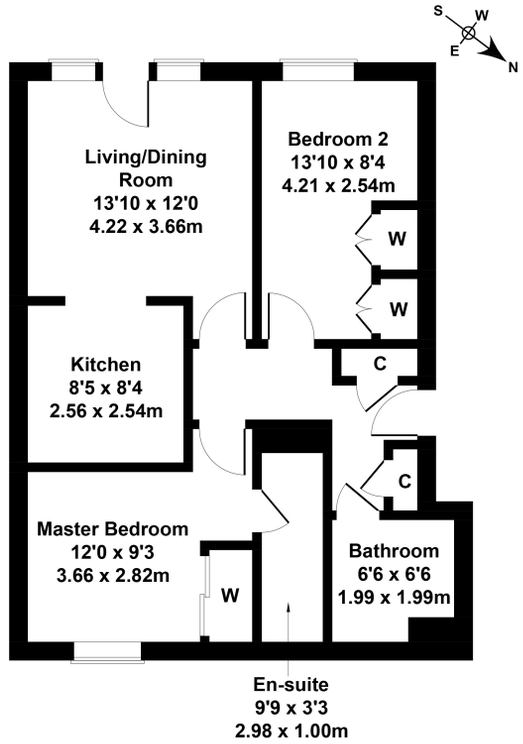
Features include uPVC double glazing, gas central heating, good integral storage space, a fitted kitchen with appliances, a secure entry system and TV and telephone points. Externally, there are parking spaces for visitors and residents, and well-tended, communal grounds.

Access is gained via the entrance hall which has carpeted flooring, two storage cupboards and affords access to each room within the property. Set to the front, the southwest-facing open plan living room has carpeted flooring, a light fitting, a large window allowing plentiful natural light and with a door affording access to the patio.

To the rear of the room, the kitchen is fitted with wall and base units, stone effect worktops, a stainless-steel sink, and with appliances including an integrated double oven, gas hob with extractor hood above, and a freestanding washing machine, dishwasher and fridge/freezer.

Set to the rear, the master bedroom features carpeted flooring, a pendant light fitting, a fitted wardrobe with mirror sliding doors and a modern en-suite shower room. Bedroom two is set to the front, also with carpeted flooring, a pendant light fitting and with fitted wardrobe and drawers space.

Completing the accommodation, the bathroom is fitted with a contemporary suite, an electric over-bath shower and wall panelling.



Area Description

Stenhouse is a long-established suburb, lying west of the Edinburgh city centre. There is a good range of amenities which include local shops and a Tesco Express, whilst supermarket shopping is available at the 24-hour ASDA at Chesser, the Edinburgh West Retail Park with Costa and M&S Food Hall, and a Sainsbury's at Longstone. Napier, Heriot-Watt, and Edinburgh universities are within easy reach, whilst leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, Pure Gym on Gorgie Road, numerous golf courses and the open walking spaces of Colinton Dell and the Water of Leith. Regular bus services are available from both A71 Gorgie Road and from Stenhouse Drive, whilst tram stops are at Saughton and Balgreen.

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