



37/1, Stenhouse Gardens, Stenhouse, Edinburgh, EH11 3LS

Beautifully-Presented Two Bedroom, Ground Floor Flat

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Property Description

Beautifully-presented, two bedroom, dual-aspect, corner-set flat with a private patio, on the ground floor of a modern and factored apartment block. The property is located in a residential development in popular Stenhouse, to the west of Edinburgh city centre.

Comprises: an entrance hall, living/dining room, kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Features include uPVC double glazing, gas central heating, integral storage space, a secure entry system and TV and telephone points.

Externally, there are well-tended communal grounds and there is ample parking in on-street parking bays.

Serving each room in the flat, the entrance hall has carpeted flooring, two storage cupboards, and the entryphone handset. With a door opening onto a private patio, the bright corner-set living room features carpeted flooring, coving, a pendant light fitting, and has space for lounge and dining furniture.

The kitchen is fitted with modern units, stone-effect worktops, a tiled surround, and a stainless steel sink, with integrated appliances including a gas hob, electric oven and extractor hood, a fridge/freezer and a freestanding washer/dryer.

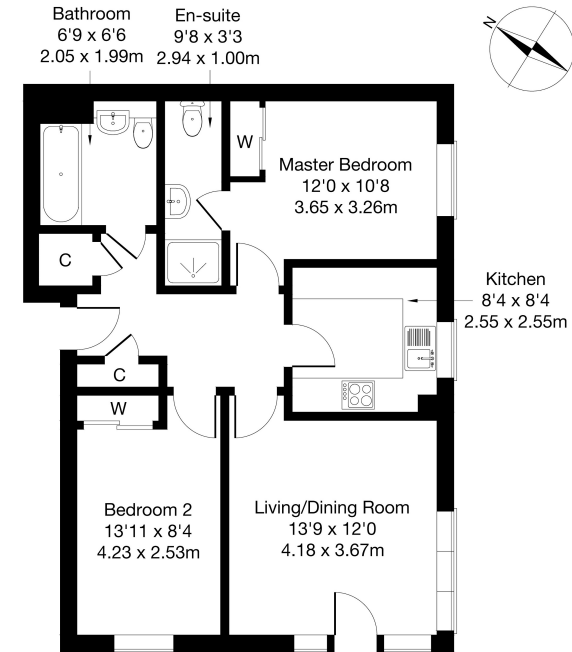
The master bedroom features carpeted flooring and a built-in mirrored wardrobe, with an en-suite shower room, whilst well-proportioned bedroom two also includes a built-in wardrobe with sliding mirrored doors.

Completing the accommodation and set internally off the hall, the bathroom is fitted with a contemporary three-piece suite with a hidden cistern toilet and a mains mixer shower over the bath.



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Approximate Gross Internal Area: (667 sq ft - 62 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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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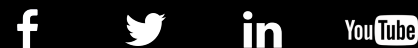
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