



## 31/1, Stenhouse Avenue West, Edinburgh, EH11 3EY

Beautifully Presented, One-Bedroom, Southerly Facing Ground Floor Flat with Private Gardens

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# Property Description

Beautifully presented, one-bedroom, southerly facing ground floor flat with private gardens, set on a quiet side street. Located in the established residential area of Stenhouse to the west of Edinburgh's city centre.

Comprises an entrance hallway, a living room, a kitchen, a double bedroom, and a shower room.

Tastefully finished throughout, ready-to-move-in, with tall privacy hedging for the front lawn garden. Highlights include a modern fitted kitchen with appliances, a bright modern bathroom, and contemporary flooring.

In addition, there is gas central heating, double glazing, a gas fireplace for the lounge and spot lighting for the kitchen.

There is a secured entry system with upgraded communal doors, whilst to the rear are two further garden plots, a store shed and a shared drying green.

A welcoming entrance hall provides access to all rooms. The spacious living room features attractive wood-effect flooring, a central light fitting, and plenty of room for relaxing or entertaining. Across the hallway, the stylish fitted kitchen is thoughtfully designed with matching wood-effect flooring and worktops, a sink with drainer, spotlighting, a handy breakfast bar, and modern LED kickplate lighting. Integrated appliances include an oven and a five-burner gas hob with a sleek canopy extractor above — perfect for home cooking.

The generously sized bedroom is a true retreat, offering warm wooden flooring, ample space for freestanding or fitted furniture, and the versatility to create a restful sleeping area with additional room for a dressing table, reading nook, or workspace if desired. Completing the home is a modern three-piece shower room, finished with elegant tiled flooring, a tiled splashback surround, contemporary spotlighting, and a stylish ladder-style radiator for added comfort. This property offers an excellent blend of style and practicality — ideal for first-time buyers, downsizers, or investors alike.

All kitchen appliances and recessed blinds are included in the sale, with all furnishings available for negotiation.



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Approximate Gross Internal Area: (527 sq ft - 49 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 and well-connected suburb located to the west of Edinburgh city centre. The area offers a good selection of local amenities, including convenience shops and a Tesco Express, while larger shopping needs are well catered for with a 24-hour ASDA at Chesser, Edinburgh West Retail Park — home to Costa and M&S Food Hall — and a Sainsbury's at Longstone. The location is ideal for students and academics, with Napier, Heriot-Watt, and Edinburgh Universities all within easy reach. For leisure and fitness, residents can enjoy access to Nuffield

Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, and Pure Gym on Gorgie Road, as well as several nearby golf courses. The scenic walking trails of Colinton Dell and the Water of Leith provide excellent outdoor space for relaxation and recreation. Stenhouse benefits from excellent transport links, with regular bus services running along both A71 Gorgie Road and Stenhouse Drive, and convenient tram stops located at Saughton and Balgreen, ensuring easy access into the city and beyond.









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