



## 47/1 Stenhouse Gardens, Stenhouse, Edinburgh, EH11 3LS

Beautifully Presented, Two-Bedroom, Corner-Aspect, Ground-Floor Flat

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# Property Description

Beautifully presented, two-bedroom, corner-aspect, ground-floor flat, with a private, patio garden. Forming part of a modern development, located in the Stenhouse area, southwest of Edinburgh city centre.

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

Highlights include a modern fitted kitchen and bathroom suite and good integrated storage, including integrated wardrobes. In move-in condition, there is double glazing, gas central heating and a tasteful decor throughout.

The development also includes a secure entry system, extensive, well-maintained, communal garden grounds and ample, residential parking.

The entrance hall gives access throughout and features two built-in store cupboards, ample space for outerwear, and a secured entry system. The corner aspect lounge offers plenty of natural light and features a patio door to the private terrace, together with high-quality flooring, smooth coving and a central light fitting. The modern kitchen includes stone-effect worktops, a tiled surround, unit downlighting, a sink with a drainer, a fridge/freezer, a washing machine and an integrated oven and gas hob with a canopy above.

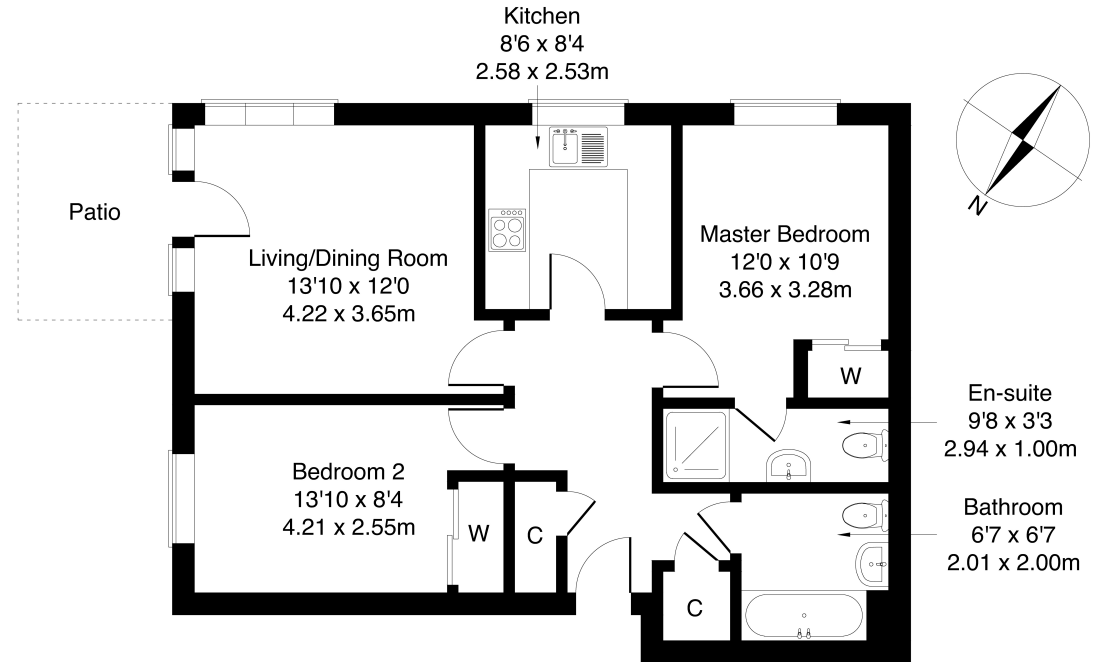
A master bedroom has a side aspect window, and features carpeted flooring, a built-in mirrored wardrobe and an en-suite shower room. Bedroom two is set to the front, and also includes a built-in wardrobe and carpeted flooring.

Completing the accommodation the family bathroom is set internally off the hall and has a fitted suite with a shower unit over the bath, shaver point, tiled flooring and splash walls.



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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 Stenhouse Drive, whilst tram stops are at Saughton and Balgreen.





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