



35/5, Stenhouse Avenue West, Stenhouse, Edinburgh, EH11 3EY

Well-Proportioned, South-Facing Two-Bedroom, Second-Floor Flat (Top)

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Property Description

Well-proportioned, south-facing two-bedroom, second-floor flat (top), forming part of an established residential development. Located in the popular Stenhouse area, south-west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

Requiring updating, features include a fitted kitchen with modern appliances, double glazing, gas central heating and good storage.

With a leafy view of Corstorphine Hill to the rear, there is also a secure entry system and a private garden plot, together with a shared green.

The entrance hallway provides access to all rooms and includes useful storage space. The living room is of a good size and features wood-effect flooring, a fireplace, a wall-mounted TV point, a central light fitting and a built-in storage cupboard. There's ample room for both seating and dining furniture, making it a practical living area. The fitted kitchen includes tiled flooring, stone-effect worktops, a tiled splashback surround and a sink with a drainer. Appliances comprise a washing machine, tumble dryer, fridge/freezer, integrated oven and gas hob (no warranty will be given with any of the appliances included in the sale).

Set to the rear, bedroom one is a generous double with carpeted flooring and space for additional furniture. The second bedroom is also carpeted and suitable as a single room, guest room or study. Completing the property, the bathroom features tiled-effect flooring, a central light fitting and a stone and tiled-effect splashback surround.

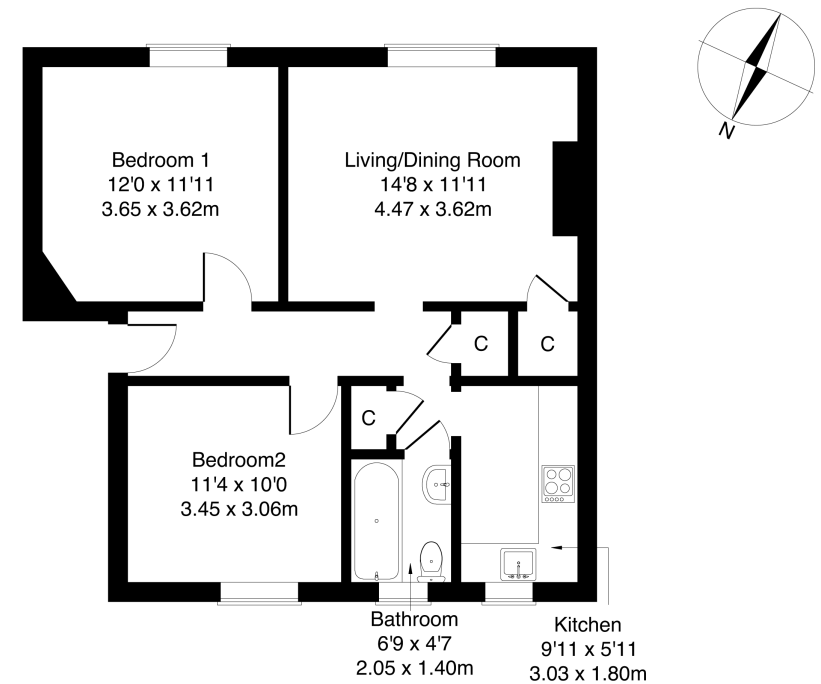
The living room and both bedrooms have been virtually staged with our compliments.

Sold as seen (including gas central heating, windows, etc). No onward chain.



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Approximate Gross Internal Area: (646 sq ft - 60 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 well-established suburb located west of Edinburgh city centre. The area offers a good range of amenities, including local shops and a Tesco Express. For supermarket shopping, residents have access to the 24-hour ASDA at Chesser, the Edinburgh West Retail Park featuring Costa and M&S Food Hall, and a Sainsbury's at Longstone. Napier, Heriot-Watt, and Edinburgh universities are all within easy

reach. Leisure facilities nearby include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, Pure Gym on Gorgie Road, several golf courses, and open walking spaces such as Colinton Dell and the Water of Leith. Regular bus services operate from A71 Gorgie Road and Stenhouse Drive, with tram stops conveniently located at Saughton and Balgreen.





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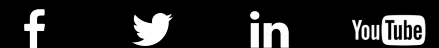
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