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20/6, Stenhouse Street West, Stenhouse, Edinburgh, EH11 3DX

Immaculately Presented, Two-Bedroom, First Floor Apartment

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Property Description

Immaculately presented, two-bedroom, dual-aspect, first-floor apartment with a balcony, set in a modern residential development and located in the popular Stenhouse area, to the southwest of Edinburgh city centre.

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

Tastefully finished with light decor throughout, highlights include contemporary flooring and lighting, a fitted kitchen, modern bathroom suites, and well proportioned room sizes. In addition, there is gas central heating, uPVC double glazing, TV and telephone points, a secure entry system and good integrated storage provision. Externally, the property benefits from a mature, shared garden to the rear, mostly laid to lawn, with residents' and visitor parking bays to the front.

The entrance hall has two storage cupboards, hardwood flooring and the entry phone handset. With a small private balcony set to the front, the bright living room offers plenty of natural light and has ample space for lounge furniture.

Open plan to the living room, the kitchen is fitted with contemporary units with stone-effect worktops, a tiled surround, and a stainless steel sink. Appliances include an integrated gas hob, electric oven, extractor hood and a washing machine, with space for further white goods.

Set to the rear of the property, the master bedroom features a built-in wardrobe with sliding mirrored doors, carpeted flooring, and an en-suite shower room with an electric shower and a shaver point. Bedroom two is similarly well finished, also with carpeting and a built-in wardrobe. Set internally off the hall, the bathroom is fitted with a contemporary white three-piece suite with a mains shower over the bath, tiled splash walls, and integrated storage provision.

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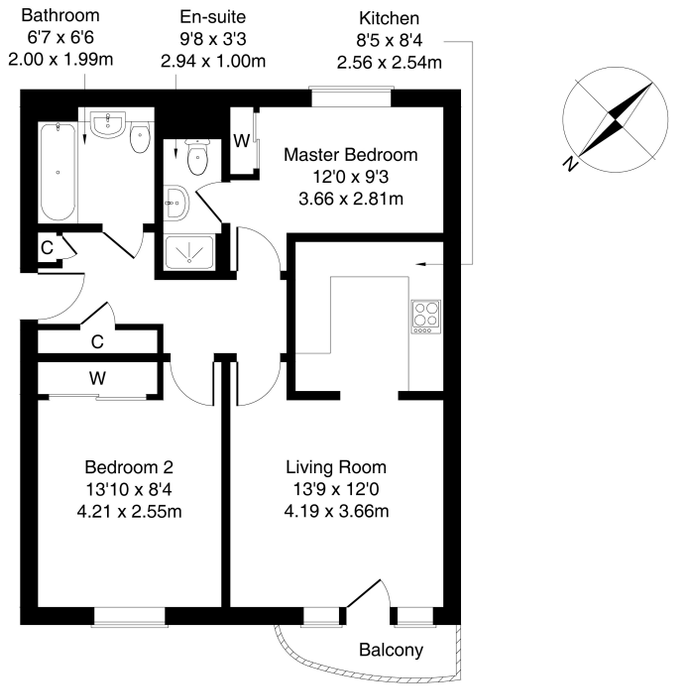
Approximate Gross Internal Area: (646 sq ft - 60 sq m.)



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 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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