



14/5 Stenhouse Avenue West
STENHOUSE | EDINBURGH | EH11 3EU


warners
solicitors & estate agents



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Set on a quiet street in the heart of Stenhouse, moments from excellent amenities, quick transport links and vast open green spaces is this spacious top floor apartment. Boasting a private and communal garden, gas central heating, double glazing and free on street parking this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with storage cupboard, a bright twin windowed lounge with feature fireplace, a contemporary kitchen with attractive units, two large double bedrooms and the flat is completed by a stylish bathroom with shower over bath. To the rear of the building lies the private garden together with a shared drying green.

- Quiet setting close to excellent amenities and transport links
- Private and communal garden
- welcoming hallway
- Bright lounge with feature fireplace
- Contemporary kitchen
- Two spacious double bedrooms
- Stylish bathroom with shower over bath
- Gas central heating and double glazing

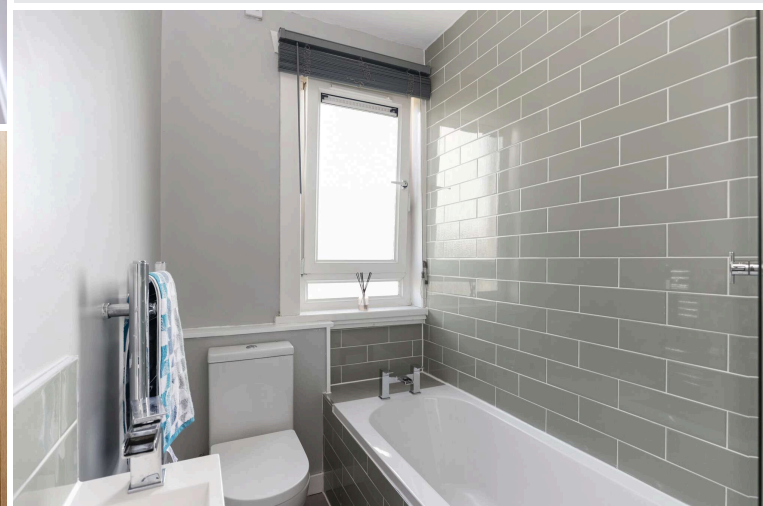
EPC D, Council tax A. No factor

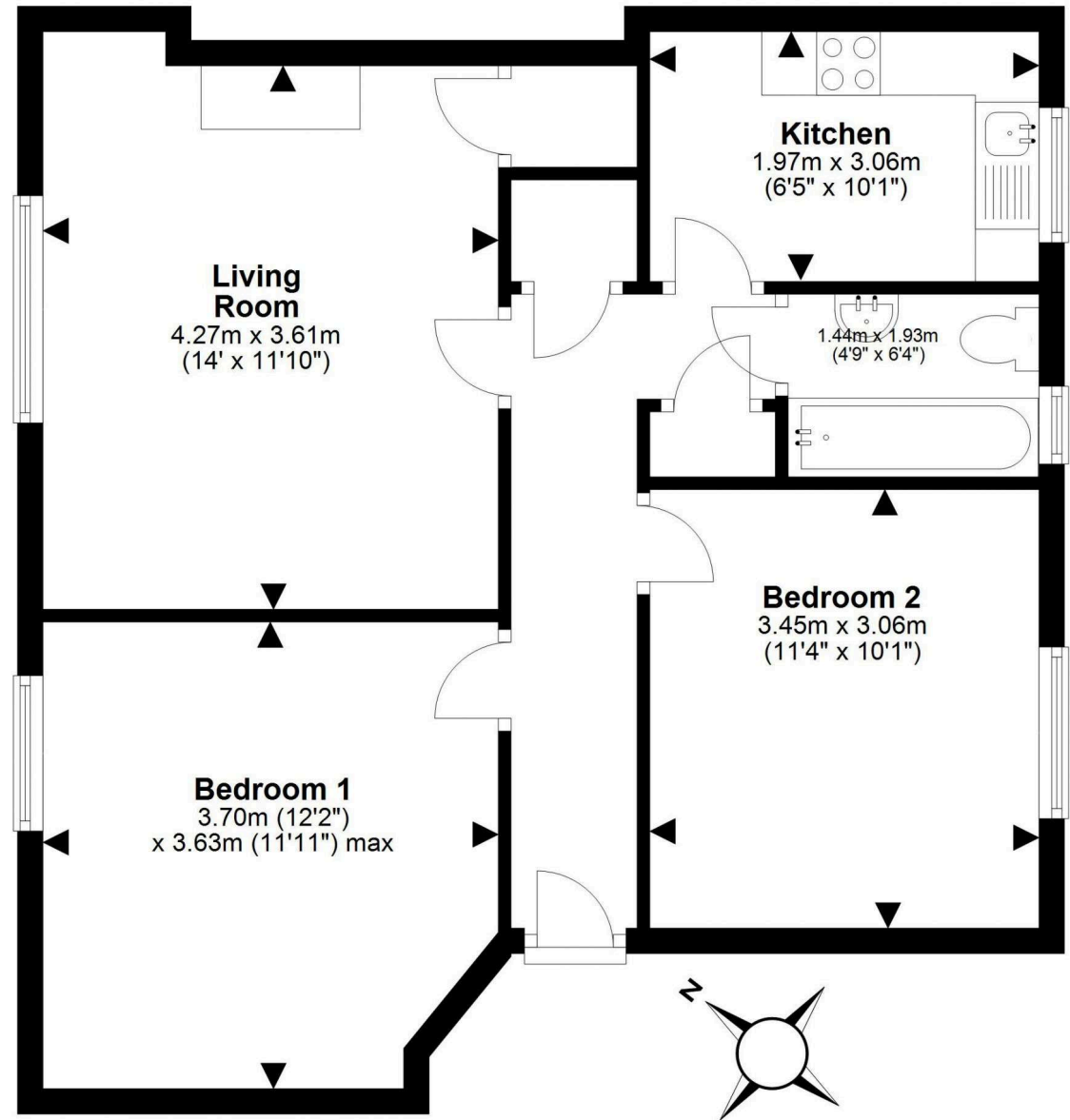
Extras included in this sale are the fridge, freezer, oven, washing machine, light shades and large wardrobe in bedroom 2.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the popular Stenhouse area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative choice is available at the Gyle Shopping Centre, whilst Hermiston Gait is just a little further afield. Heading in an easterly direction, the city centre itself can be accessed by car in as little as ten to fifteen minutes.. Leisurewise the choice is excellent and includes established clubs and organisations which cater for both adults and children alike, a private Health and Sports Club, Edinburgh Zoo, Murrayfield Ice Rink and Rugby Stadium. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.