



47/4, Stenhouse Gardens, Edinburgh, EH11 3LS

Tastefully Presented, Two-Bedroom, First-Floor, Corner-Aspect Apartment

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Property Description

Light and tastefully presented, this two-bedroom, first-floor, corner-aspect apartment forms part of a modern factored development. Conveniently located on a quiet side street, in a sought-after residential area of Stenhouse, west of Edinburgh's city centre.

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

Freshly prepared for the market with light neutral decor and new carpeting, making it ready to move into. Features include a fitted kitchen with appliances, bright bathrooms, and good storage including bedroom wardrobes.

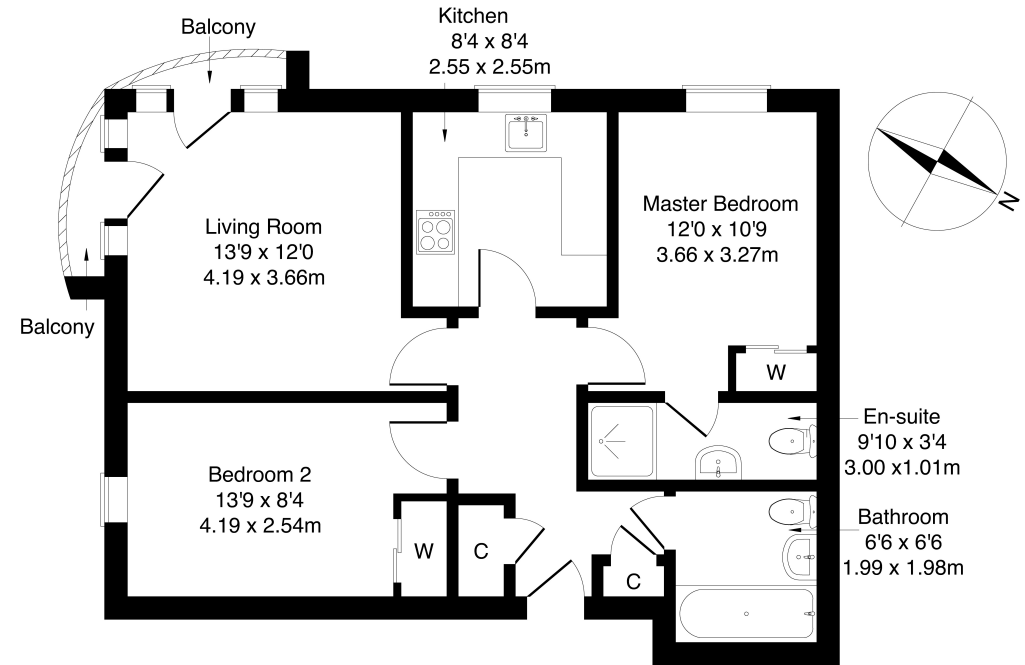
In addition, there is double glazing, gas central heating, a secure entry system, well-maintained communal grounds, and residential parking.

An inviting entrance leads into the property, with the welcoming hallway providing access throughout and featuring a useful built-in store cupboard, secure entry system, and carpeted flooring. Taking full advantage of the property's corner position, the bright and spacious public room offers ample space for both lounge and dining furniture, with exceptional natural light throughout and patio doors opening onto both balconies.

The well-appointed kitchen provides ample fitted storage and generous worktop space, and is equipped with a washing machine, integrated oven, and gas hob. The master bedroom is positioned to the front and features built-in mirrored wardrobes, carpeted flooring, and a convenient ensuite shower room, fitted with a two-piece suite and integrated shower cubicle. A second bedroom also benefits from a built-in mirrored wardrobe and carpeted flooring, while the internally positioned family bathroom is fitted with a modern suite and shower unit over the bath.



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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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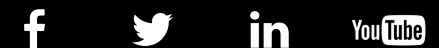
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