



53/1 Stenhouse Gardens
Stenhouse, EH11 3LS

deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Open Plan Living Room/ Kitchen
- Two Double Bedrooms (En-Suite)
- Bathroom
- Private Front Garden & Communal Rear Garden
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – C



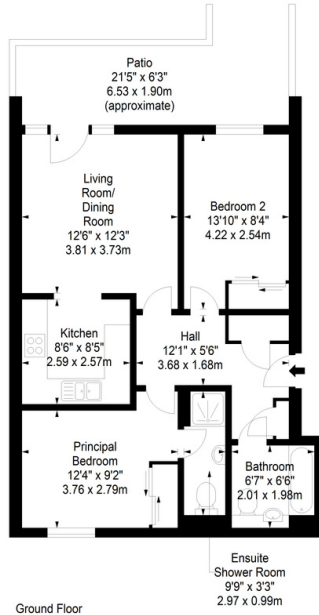
This well-proportioned ground floor flat forms part of a modern factored development and is quietly positioned in the popular residential area of Stenhouse. The property is close to a range of local amenities and has quick and easy public transport links to the city centre and surrounding areas. The accommodation benefits from a secure entry system and comprises a welcoming entrance hallway, spacious open-plan living room and kitchen with direct access to the private front garden, two well-proportioned double bedrooms, one of which features an en-suite, and a family bathroom with a shower over the bath. Externally, the property enjoys a well-maintained private garden to the front, along with access to a communal garden to the rear. Further benefits include double glazing and gas central heating. Included in the sale are the fitted floor coverings, cooker, oven, hob, hood, washing machine, tumble dryer, dishwasher, and light shades. All appliances included in the sale are sold as seen with no warranty provided. There is a factoring fee payable to Speirs Gumley Property Management of approx. £60 per month.



**Stenhouse Gardens,
Edinburgh,
Midlothian, EH11 3LS**



Approx. Gross Internal Area
664 Sq Ft - 61.69 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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