



114/2 Stenhouse Avenue
SAUGHTON | EDINBURGH | EH11 3DB


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Well-presented and spacious two-bedroom first floor flat boasting private and shared gardens and situated in the popular residential area of Stenhouse in Edinburgh. The property will appeal to first-time buyers and young families, as well as holding investment potential. The property comprises a spacious living room, a fully fitted kitchen that currently comprises a fridge/freezer, electric hob and oven and a washing machine. There are two well-proportioned bedrooms, one with built in storage and completing the accommodation is the shower room with shower and WC. The property further benefits from double glazing and has an enclosed private garden and shared drying green to the rear.

- Two-bedroom first floor flat
- Spacious and bright living room
- Two well-proportioned bedrooms
- Kitchen fitted with floor and wall units
- Shower room with shower and WC
- Double glazing
- Private garden and shared drying green to rear
- Unrestricted on street parking
- Easy access to public transport links

Energy Rating D. Council Tax band B.

Please note that the electric fire in the living is not currently functional.

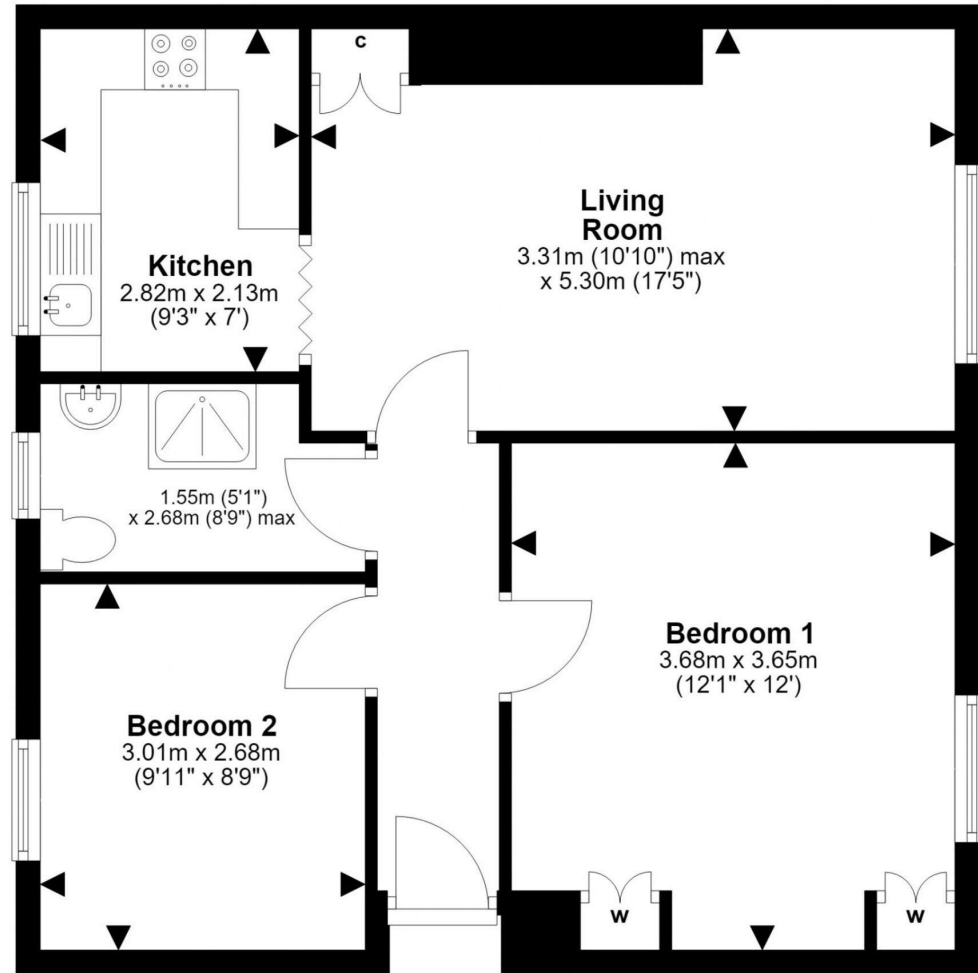
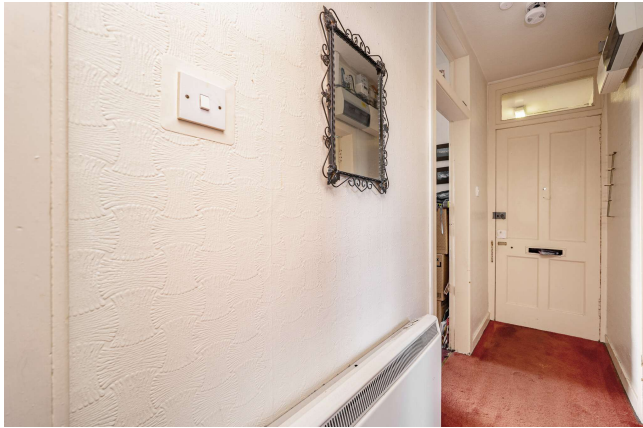
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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, depending upon traffic. 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 and 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.





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