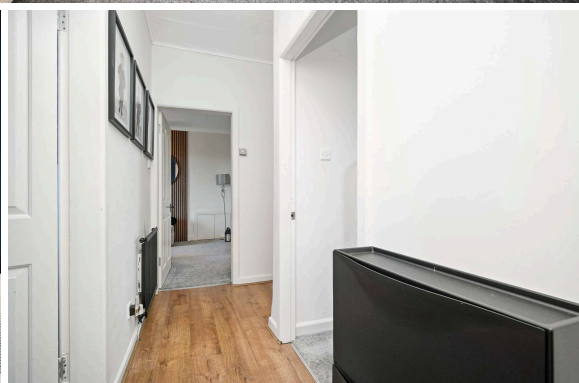




19/1 Stenhouse Place West, Stenhouse
| EDINBURGH | EH11 3JW


warners
solicitors & estate agents



19/1 Stenhouse Place West, Stenhouse | EDINBURGH | EH11 3JW

Extremely well-presented two-bedroom upper villa, enjoying its main door access & situated just four miles from the centre of Edinburgh, with excellent local transport links. This lovely property lies just a short distance from the green spaces of the Water of Leith and Saughton Public Park. The villa offers generous accommodation and allows for an abundance of natural light throughout. Accessed via a communal stairwell, the villa opens into a welcoming entrance hallway. The living room with feature wall panelling offers space for seating and dining and the modern kitchen is fitted with ample floor and wall units. There are two generous double bedrooms and completing the accommodation is the contemporary bathroom with shower over bath. The property has gas central heating and double glazing throughout providing great energy efficiency. Externally, the property enjoys an exceptionally spacious private rear and side garden and unrestricted on-street parking. Early viewing is highly recommended. The property would make a lovely home for first time buyers, couples and young families.

- Beautifully presented and bright upper villa
- Entrance hall
- Living /dining room
- Modern fitted kitchen
- Two well-proportioned bedrooms
- Contemporary bathroom with shower over the bath
- Ample storage
- Gas central heating , New Boiler April 26
- Double glazing
- Large South facing private rear garden

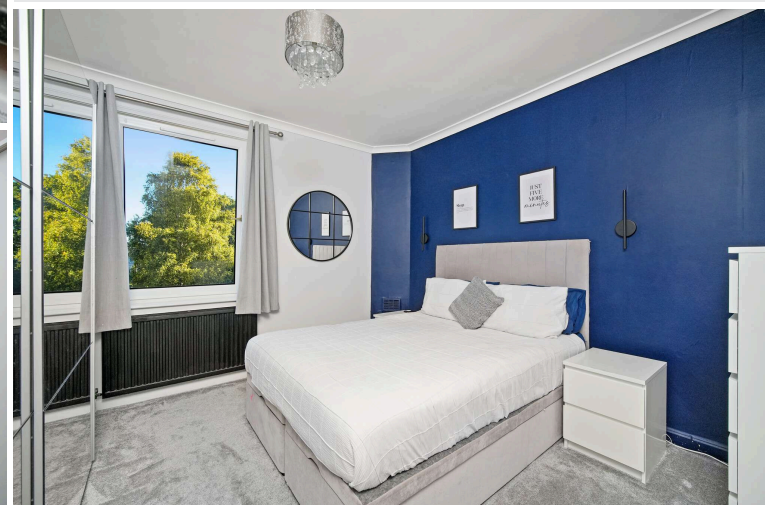
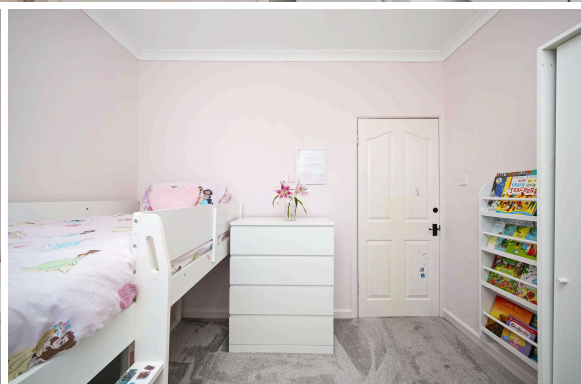
Council tax B. Energy Rating C

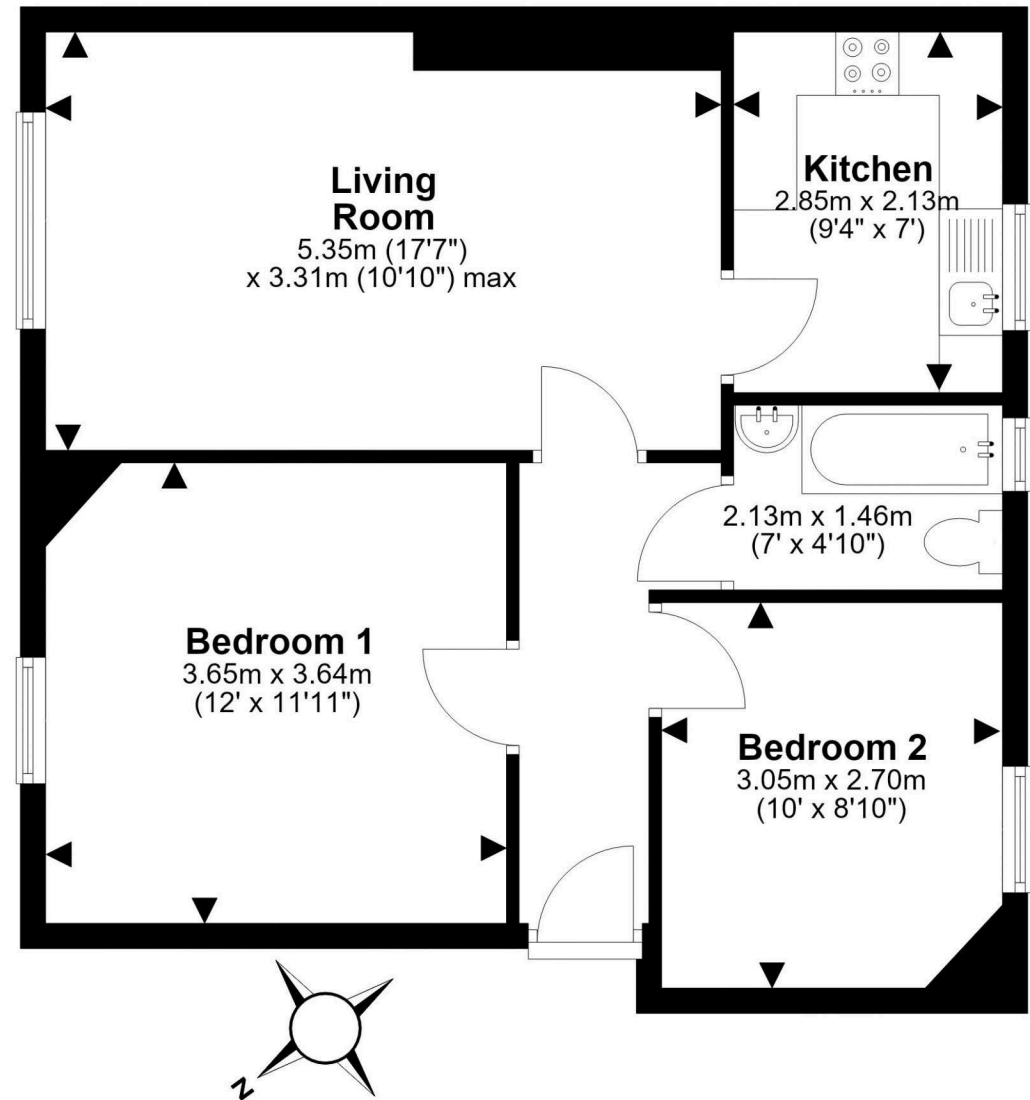
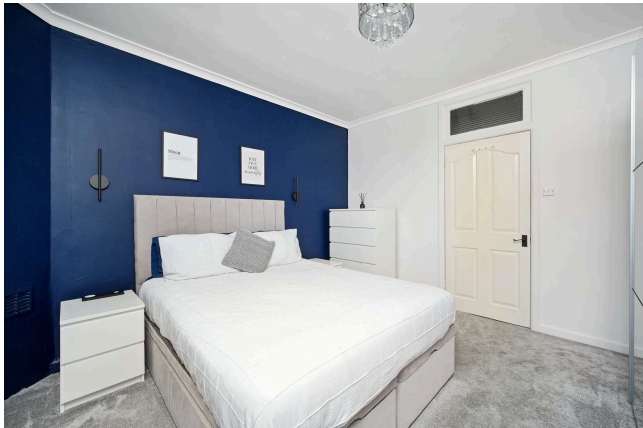
PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds, Fridge freezer, washing machine & cooker & hob, will be included in the sale. Other items of furniture are available under separate negotiations.

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.