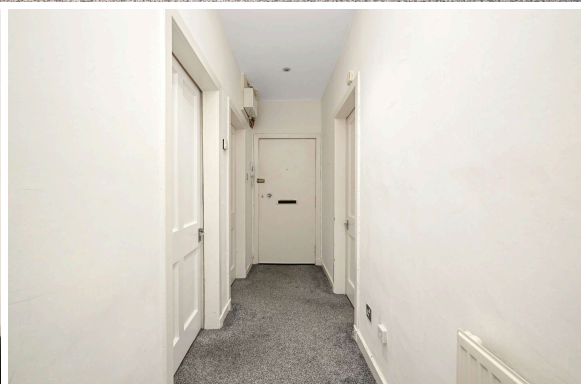




8/5 Whitson Grove, Stenhouse
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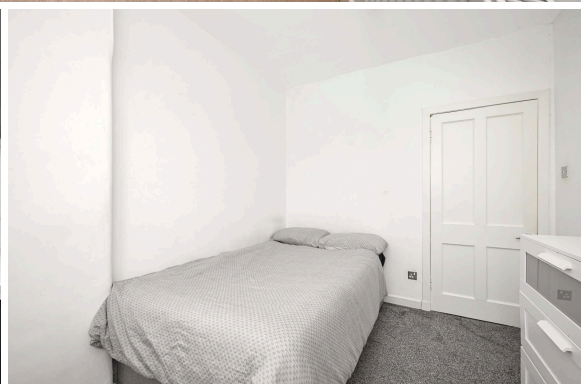
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Well presented, seldom available one bedroom top floor flat, located within a pleasant leafy street and well placed for excellent amenities with a tram stop, fantastic road links and just a couple of miles from Edinburgh's West End, and Haymarket train station. This lovely flat has been well maintained and offers a light and airy home, with dual windows in the living/dining room, sunny aspect and well presented decor. Ideal for professionals, young families or investors alike, with a communal garden, and unrestricted on street parking, the property comprises of a communal stairwell, welcoming entrance hallway with storage, spacious living/dining room, modern galley kitchen fitted with sleek floor and wall units with, integrated, and space for, appliances. The bedroom is a comfortable double quietly situated to the rear, and the contemporary shower room completes the accommodation. This fantastic home further benefits from gas central heating and double glazing and externally, shared rear gardens, and unrestricted on street parking.

- Beautifully presented top (second) floor flat
- Front facing dual paned living/dining room
- Fitted modern galley kitchen with integrated appliances
- Comfortable double bedroom quietly situated to the rear
- Contemporary shower room with vanity sink unit
- Fantastic storage options throughout
- Gas central heating and double glazing
- Communal rear garden
- Unrestricted on street parking

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, blinds, bed, sofa & drawers will be included in the sale. Living room table & chair will not be included in the sale.

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.

