



RALPH SAYER
SOLICITORS & ESTATE AGENTS

41/6 Stenhouse Avenue West

Stenhouse, Edinburgh, EH11 3EY

41/6 Stenhouse Avenue West

Enjoying a well-connected position in Stenhouse, this well-presented top-floor two-bedroom flat combines comfortable modern living with excellent access across Edinburgh. Frequent bus and tram services, nearby road links and the motorway network make commuting particularly convenient, while local schools, shops and the extensive green space of Saughton Park are all within easy reach.

The sunny home comprises a hallway, generous living room, modern kitchen, two well-proportioned double bedrooms and a bathroom. A private rear garden provides valuable outdoor space, complemented by access to communal garden grounds. Unrestricted on-street parking add further everyday practicality, making this an appealing choice for first-time buyers, couples and professionals.

Extras: All fitted floor and window coverings, light fittings and appliances are included.

Features

- Top-floor two-bedroom flat in Stenhouse
- Well-presented modern interiors
- Welcoming hallway with storage
- Bright south-facing living room with storage space
- Modern fitted kitchen
- Two good-sized double bedrooms
- Bathroom with overhead shower and vanity storage
- Private rear garden
- Communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- Council Tax Band A







Top-floor two-bedroom
flat in Stenhouse with a
private garden







[Click here
for a virtual tour](#)



Stenhouse

Stenhouse is a highly popular residential area situated just west of the city centre. Here, you will find a wealth of recreational facilities, good schooling, excellent transport links, and numerous leafy areas, including Saughton Public Park and Rose Gardens. For tranquil walks and picnics, the nearby Corstorphine Hill nature reserve and the picturesque Water of Leith provide the perfect place to escape the hustle and bustle.

For those seeking something more energetic, Murrayfield Ice Rink, Murrayfield Rugby Stadium, Saughton Sports Complex, and the Corn Exchange are all in close proximity. For golf enthusiasts, Carrick Knowe Golf Course is close by, providing a mature course that enjoys the iconic backdrop of Edinburgh Castle. Furthermore, schooling is well catered for from nursery to secondary level, and the area has a good range of local shops and services.

For more extensive shopping, the nearby Gyle Shopping Centre offers various high-street outlets, eateries, and family restaurants, as well as an M&S Food and a Morrisons supermarket. The area is also well served by day and night buses and enjoys easy access to the City Bypass, Edinburgh International Airport, and the M8 and M9 motorway networks.

Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Zoopa.co.uk rightmove OnTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Council Tax Band:
A

EPC Band:
C

Home Report Value:
£170000