



35/11 Stenhouse Gardens
STENHOUSE | EDINBURGH | EH11 3LS


warners
solicitors & estate agents



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Warners are delighted to offer to the market this attractive two-bedroom top-floor flat, forming part of a select modern development set within beautifully landscaped communal grounds. Offering comfortable and easily manageable accommodation, the property is presented in good decorative order and would make an excellent home for first-time buyers, professionals, couples or an attractive investment opportunity.

The well-proportioned accommodation comprises a welcoming entrance hallway with useful storage, a bright and spacious living room featuring a full-length window and pleasant views, and a well-equipped fitted kitchen. There are two generous double bedrooms, both benefiting from fitted wardrobes, together with a bathroom with a white suite and shower over the bath. Further benefits include useful attic storage, gas central heating, double glazing and a secure entry-phone system.

Externally, residents enjoy beautifully maintained communal landscaped grounds, while ample parking facilities are available within the development. The property also enjoys pleasant open views, extending north towards Corstorphine Hill and south towards the Pentland Hills.

Early viewing is highly recommended to fully appreciate this appealing modern home and its attractive setting.

- Attractive two-bedroom top-floor flat
- Select modern development
- Beautifully landscaped communal grounds
- Pleasant views towards Corstorphine Hill & Pentlands
- Ample residents' parking
- Gas central heating & double glazing
- Large loft space

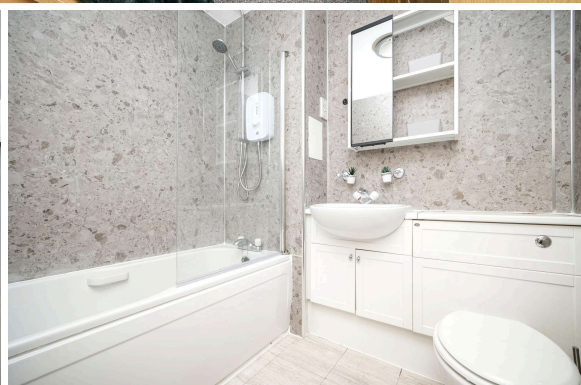
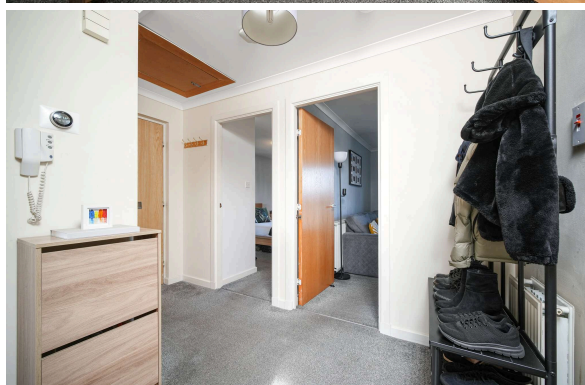
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

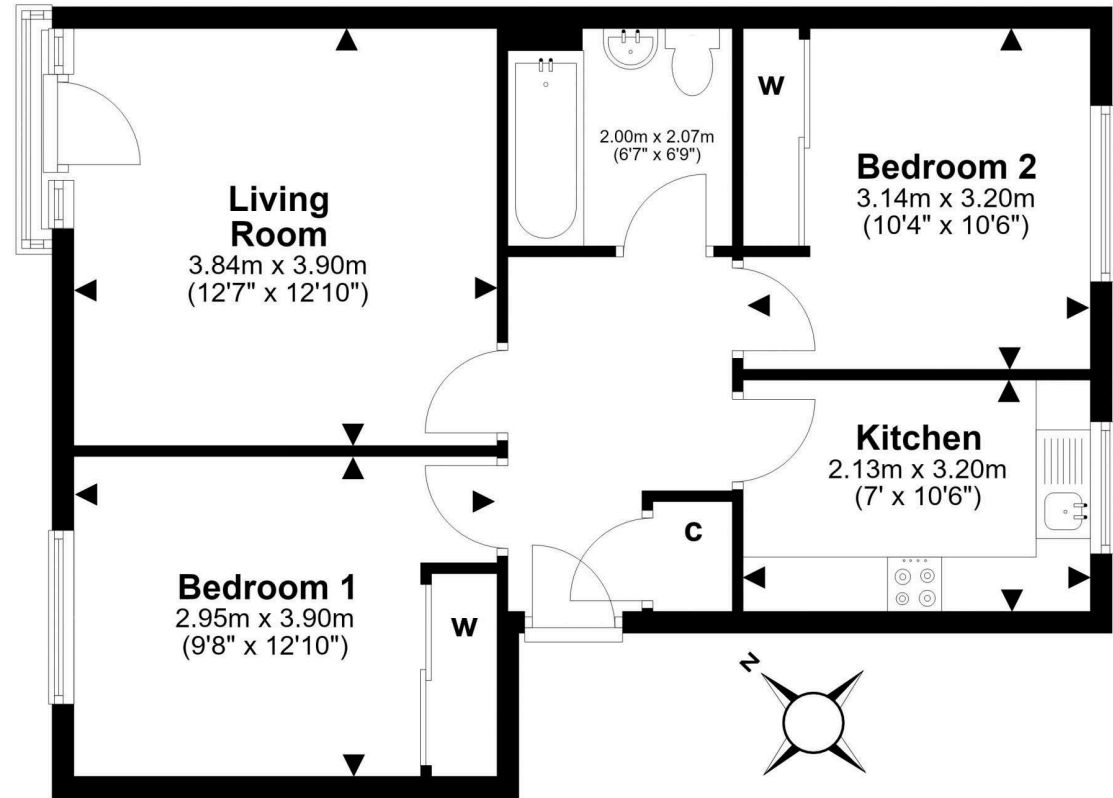


The subjects are located in the popular Stenhouse area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative 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.

Energy rating C, Council tax band C. Factor is managed by Spiers Gumley and costs around £75 per month.

Extras included in this sale will be curtains, blinds, all light fixtures (including upgraded LED within the second bedroom), TV wall mount, Fridge/Freezer and Washing machine.





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.