



12/3 Stenhouse Avenue West, Edinburgh, EH11

Bright and spacious, this two-bedroom first-floor flat offers an excellent opportunity for buyers looking to create a home to their own taste. Although recently redecorated, the interior would benefit from updating, with generous room sizes and a practical layout providing an appealing starting point.

The property is conveniently positioned for amenities in neighbouring Chesser and Corstorphine, with a tram stop within walking distance providing connections to the city centre, Edinburgh Airport and South Gyle. Further benefits include gas central heating, double glazing and a private rear garden.

The accommodation comprises:

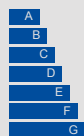
- Entrance hall with a deep walk-in storage cupboard.
- Generous sitting room with a large picture window providing plenty of natural light, and a gas fireplace.
- Fitted kitchen with oak-style units, laminate worktops, matching splashbacks and an inset sink. Appliances include a gas cooker, fridge and freezer.
- Two spacious double bedrooms.
- Shower room with tiled flooring, pedestal wash basin, WC and a corner shower enclosure.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
C



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Location

Stenhouse is an established residential area to the west of Edinburgh's city centre. Local shops at Stenhouse Cross include a pharmacy and Tesco Express, while further shopping is available at Asda and Aldi in Chesser and Sainsbury's on Westfield Road. The Gyle Shopping Centre and Hermiston Gait retail park are also within easy reach.

The area is served by local schools, regular bus services and a tram stop within walking distance. The city bypass is readily accessible, as are Heriot-Watt and Edinburgh Napier universities.

Outside & Gardens

To the rear is a private garden with a bright southerly aspect, perfect for outdoor relaxation and a large shared drying green.

Extras

The fixed floor coverings, kitchen appliances and light fittings are included in the sale.

Council tax band - A









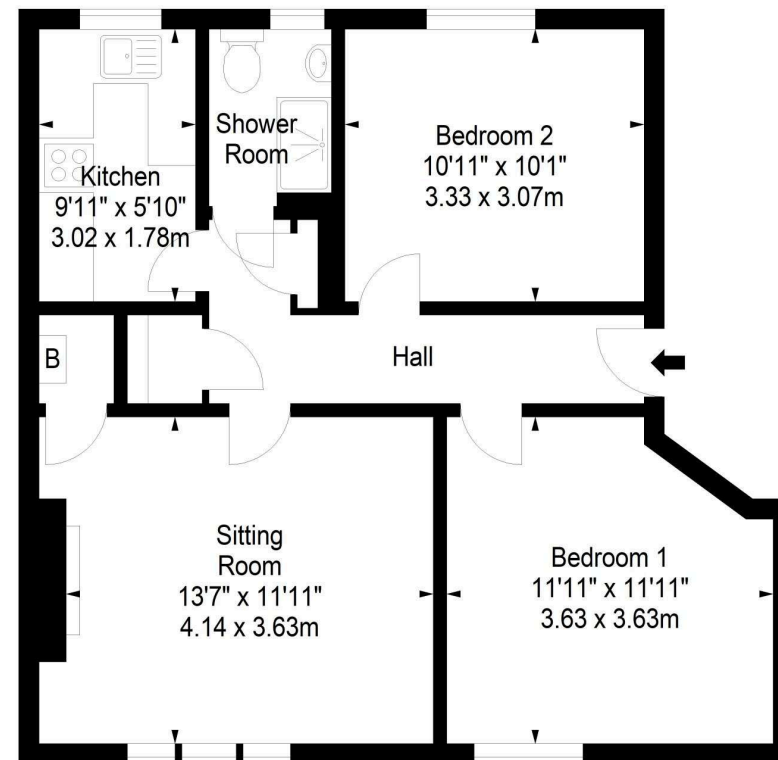
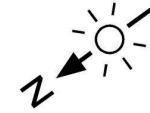
**Stenhouse Avenue West,
Edinburgh,
Midlothian, EH11 3EU**



Approx. Gross Internal Area
628 Sq Ft - 58.34 Sq M

For identification only. Not to scale.

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First Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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