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109/6, Stenhouse Drive, Edinburgh, , EH11 3NW

Tastefully Presented Two-Bedroom, Dual-Aspect Second-Floor Flat

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Property Description

Light and tastefully presented two-bedroom, dual-aspect second-floor flat, forming part of an established residential development. Quietly positioned 'off-street' with leafy views over shared greens, located in the popular Stenhouse area, to the west of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, and a shower room.

A superb starter home or buy-to-let with all appliances and furniture available for inclusion in the sale. Highlights include a fitted kitchen with appliances, a stylish upgraded bathroom, and contemporary flooring.

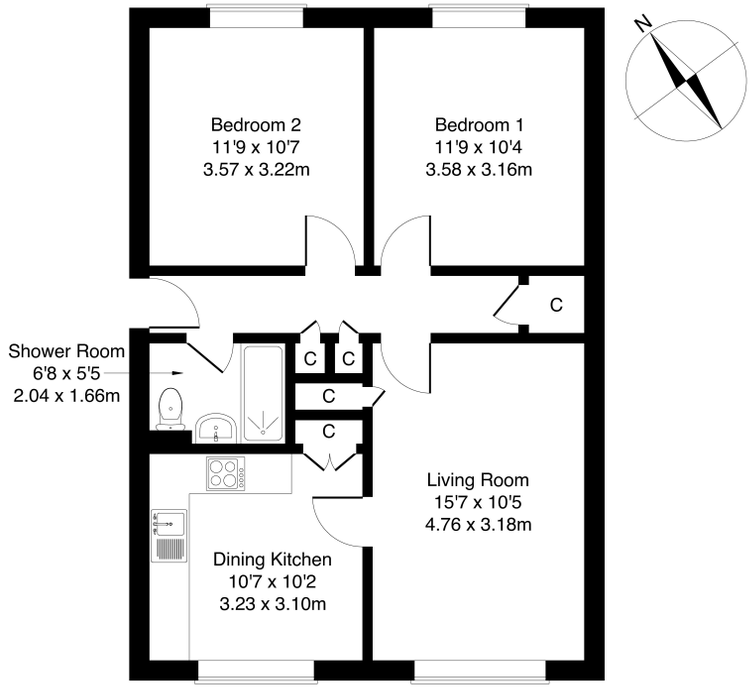
In addition, there is gas central heating, double glazing, and a secure entry system. There is a shared storage/drying room in the communal stair, a private storage space on the ground floor, ample unrestricted residential parking and superb transport links.

An entrance welcomes you into the property, with the hallway providing access throughout and allowing for a seamless and functional living space. The hallway further benefits from a walk-in wardrobe perfect for additional storage space as well as a separate built-in shoe storage cupboard. Leading off the hallway is the living room, finished with contemporary flooring flowing seamlessly through from the entrance, complemented by light and tasteful décor with a convenient laundry cupboard set off to the side. Set just off to the side is the kitchen, continuing with matching flooring from the living room. The kitchen is fitted with worktops, a splashback, a stainless steel sink with drainer, as well as an integrated oven and gas hob with canopy above, alongside space for additional appliances.

Bedrooms one and two are both finished with matching flooring from the hallway and light décor, creating bright and inviting spaces ready to move into, while their generous proportions allow for flexibility in how the rooms can be utilised. Completing the property is the shower room, comprising a three-piece suite with a walk-in shower.

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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Stenhouse is a well-established suburb located west of Edinburgh city centre. The area offers a good range of amenities, including local shops and a Tesco Express. For supermarket shopping, residents have access to the 24-hour ASDA at Chesser, the Edinburgh West Retail Park featuring Costa and M&S Food Hall, and a Sainsbury's at Longstone. Napier, Heriot-Watt, and Edinburgh universities are all within easy reach. Leisure facilities nearby include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, Pure Gym on Gorgie Road, several golf courses, and open walking spaces such as Colinton Dell and the Water of Leith. Regular bus services operate from A71 Gorgie Road and Stenhouse Drive, with tram stops conveniently located at Saughton and Balgreen.



















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