NEILSONS

Solicitors & Estate Agents



Offers Over

£145,000

115/8 Stenhouse Drive

Stenhouse | Edinburgh | EH11 3NW

Neilsons are delighted to present to the market this rarely available three-bedroom third/top-floor flat, pleasantly positioned within the popular residential area of Stenhouse. Ideally located close to a wide range of local amenities and offering convenient transport links to Edinburgh City Centre and beyond, the property enjoys beautiful open views towards the Pentland Hills and is presented in move-in condition throughout. Offering spacious accommodation and an excellent opportunity for first-time buyers, professionals and buy-to-let investors alike, early viewing is highly recommended.

- 3 Bedrooms
- 1 Public Room
- 1 Bathroom
- On-Street Parking
- Communal Gardens
- EPC Rating – C
- Council Tax Band - A



Description

The accommodation comprises a secure entry system leading to a welcoming hallway with useful storage facilities, a bright and spacious south-facing reception room with ample space for dining, a fitted kitchen incorporating a breakfast bar, two generously proportioned double bedrooms, a further single bedroom and a bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating, double glazing and external storage.

This property has been subject to some virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.





Extras

All fitted floor coverings will be included in the sale together with the hob and oven..

Gardens & Parking

There are well maintained communal gardens and ample on-street parking can be found in the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

Stenhouse is located to the west of the City Centre and provides a wide range of social and recreational amenities, including many shops and regular bus services. The nearby Saughton Tram Stop is also within easy walking distance, providing convenient access to the City Centre and beyond. Both Gorgie and Corstorphine provide many further facilities, whilst the City Centre is easily accessible by bus, car or tram. Both the Gyle Shopping Centre and Fountain Park leisure complex are located only a short distance away, with facilities including a health and fitness centre, multi-screen cinema and many bars and restaurants. Schooling is well catered for at both primary and secondary levels, and recreational facilities include Carrick Knowe Golf Course, Saughton Park and Murrayfield Stadium.





Approx. Gross Internal Floor Area 77 Sq M / 829 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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