NEILSONS

Solicitors & Estate Agents



Offers Over

£170,000

36/5 Stenhouse Gardens North

Stenhouse | Edinburgh | EH11 3EL

A well-proportioned two-bedroom second/top floor flat, set within the ever-popular residential area of Stenhouse. Ideally positioned close to a wide range of local amenities and excellent public transport links, the property also offers easy access to Edinburgh City Centre and surrounding areas. This attractive home will appeal to a variety of buyers, including first-time purchasers, professionals and buy-to-let investors.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- On-Street Parking
- Private Rear & Communal Gardens
- EPC Rating – C
- Council Tax Band - A



Description

The accommodation comprises a welcoming entrance hallway with useful storage, a spacious and bright reception/dining room with a handy storage cupboard, and a south-facing fitted kitchen enjoying beautiful views towards the Pentland Hills. There are also two well-proportioned double bedrooms and a shower room. Further benefits include gas central heating and double glazing.





Extras

All fitted floor coverings will be included in the sale together with the hob and oven. The wardrobes can also be made available by separate negotiations.

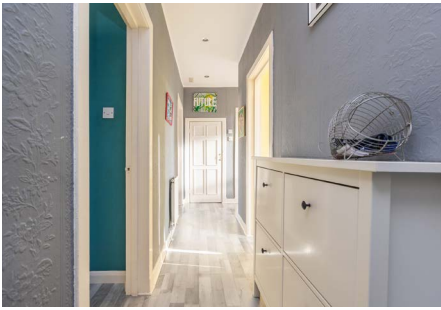
Gardens & Parking

Externally, the property benefits from access to an enclosed section of private garden, laid mainly to lawn, together with well-maintained communal garden grounds to the rear, which also incorporate a communal drying area. Ample on-street parking is available to the front of the property and within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).







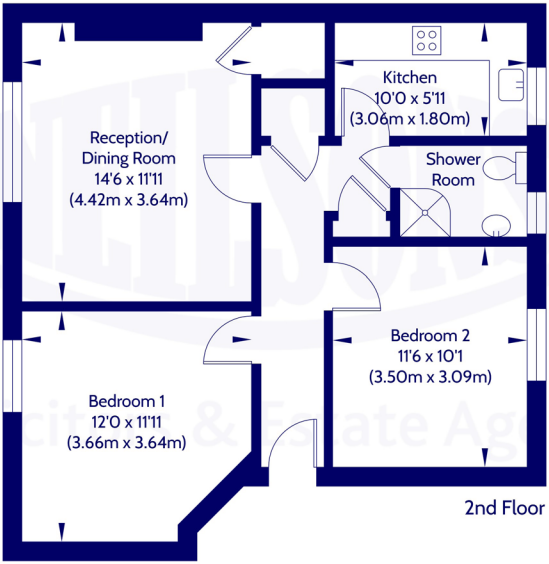


Location

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. 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 the Carrick Knowe Golf Course, Saughton Park and Murrayfield Stadium.



Approx. Gross Internal Floor Area 59.83 Sq M / 644 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.

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