



GILSON GRAY

LAW • PROPERTY • FINANCE

32/1 STENHOUSE AVENUE WEST,

Edinburgh, EH11 3EU



A bright and well presented, two bedroom, ground floor flat newly decorated throughout with neutral decor and modern kitchen and bathroom. The property further benefits from a well-maintained close, as well as use of communal drying green to the rear and off-street parking in the substantial private front garden. Stenhouse Avenue West is a quiet, residential street, conveniently located between the popular areas of Slateford and Murrayfield, with their thriving local cafe culture and good selection of bars and eateries. The lovely open spaces of Saughton Public Park and Rose Garden are nearby, as well as the pleasant Water of Leith Walkway. A further array of shops and restaurants and the fantastic museums and attractions of Edinburgh City Centre are also within easy reach. The central position of the property benefits from excellent transport links with Haymarket and Slateford Train Stations providing rail access east and west, Ballgreen and Saughton Tram Stops close by and for the motorist, Slateford Road (A70) is a quick route to the City Bypass.



FEATURES

- Sunny First Floor Flat
- Newly Decorated Throughout
- Entrance Hall with Two Storage Cupboards
- Living Room with Storage Cupboard
- Fitted Kitchen
- Two Good-Sized Double Bedrooms
- Modern Shower room
- Gas Central Heating
- Double Glazing Throughout
- Well Maintained Communal Rear Gardens
- Private Front and Rear Garden Areas with Off-Street Parking







"A BRIGHT TWO-BEDROOM
GROUND-FLOOR FLAT,
SITUATED IN A POPULAR
AREA CLOSE TO EXCELLENT
AMENITIES AND LOVELY
GREEN SPACES"





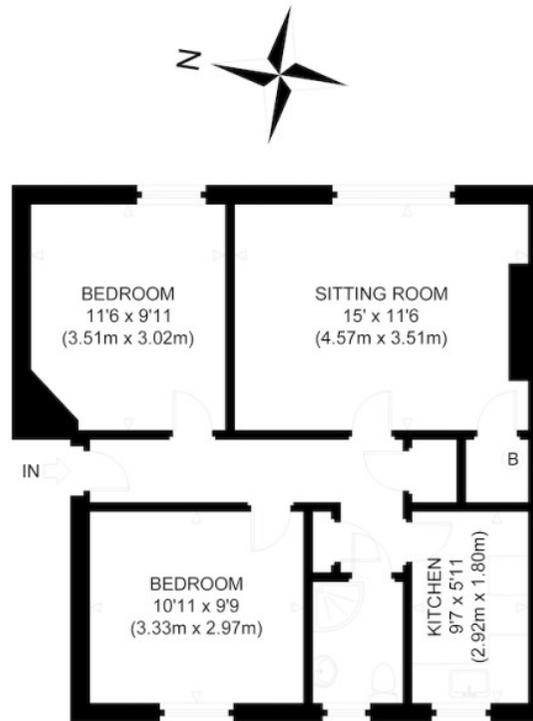
EPC RATING:

D

COUNCIL TAX BAND:

A

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 604 SQ FT / 56.1 SQ M

STENHOUSE AVENUE WEST
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 604 SQ FT / 56.1 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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BORDERS

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