



133/5 Stenhouse Drive  
STENHOUSE | EDINBURGH | EH11 3NF

  
**warners**  
solicitors & estate agents





## 133/5 Stenhouse Drive

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Situated in the popular residential area of Stenhouse, Warners are delighted to offer to the market this spacious two-bedroom, second-floor flat. Close to excellent tram and bus links that can take you into the city centre or airport within a matter of minutes, this property will appeal to a wide variety of buyers.

This lovely flat enjoys a pleasant position in the neighbourhood, overlooking well-tended amenity ground. The living room and kitchen both enjoy a leafy outlook and a bright south-west facing aspect. The kitchen features a range of modern, white base and wall units and comes complete with space of all appliances. Both bedrooms are comfortable doubles and the bathroom offers a white suite and shower over bath. Further benefits on offer include double glazing, gas central heating, a shared drying room, a private ground floor store room and ample unrestricted street parking.

- Spacious flat in a popular location
- Serviced by excellent local public transport links
- Two spacious double bedrooms
- Modern kitchen with range of white units
- External store room
- Unrestricted parking

All integrated kitchen appliances and curtain rails will be included in the sale. EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the popular Stenhouse area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative choice is available at the Gyle Shopping Centre, whilst Hermiston Gait is just a little further afield. Heading in an easterly direction, the city centre itself can be accessed by car in as little as ten to fifteen minutes, depending upon traffic. Leisurewise the choice is excellent and includes established clubs and organisations which cater for both adults and children alike, a private Health and Sports Club, Edinburgh Zoo and Murrayfield Ice Rink and Rugby Stadium. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





