



3/1 Stenhouse Avenue Stenhouse, Edinburgh EH11 3HY

**Light Well-Proportioned Upper Villa Flat
Now Requiring Upgrading And Decoration
Excellent Potential**

- Hall • Lounge Open To Kitchen • 2 Bedrooms • Shower Room •
- Gas central heating • Double glazing •
- Private garden • Drive-in • Shared rear garden •



Description

Ideal opportunity to acquire a light, well-proportioned upper villa flat enjoying a pleasant corner position within a mature residential area lying west of the city centre, a superb situation close to excellent local amenities, schools and transport links.

The bright, appealing accommodation with useful storage comprises: entrance hall, generous lounge open to fitted kitchen with oven/hob & automatic washing machine, two comfortable bedrooms and shower room. While upgrading and decoration are now required, comfort is assured by means of gas central heating complemented by the installation of double-glazed windows. There is a private mature garden and drive-in providing off street parking to the side of the property as well as a shared drying area to the rear. All fitted floor coverings and curtains are included in the sale. It is anticipated that the property may suit a first-time buyer or investor and early viewing is recommended.

Location

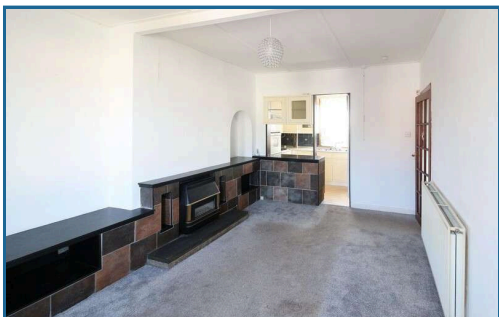
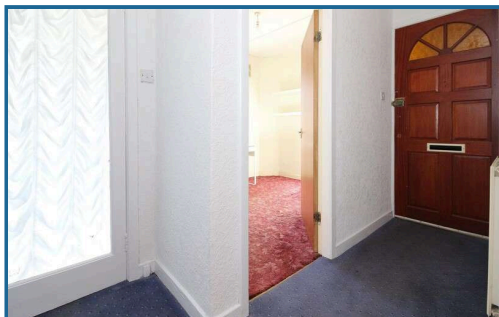
While conveniently placed for access to the

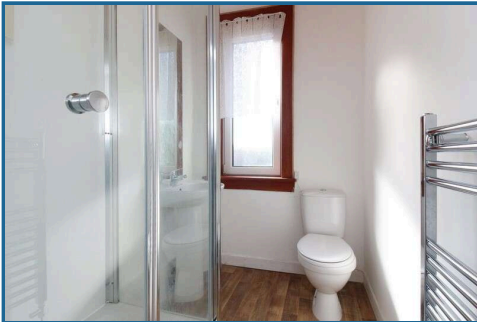
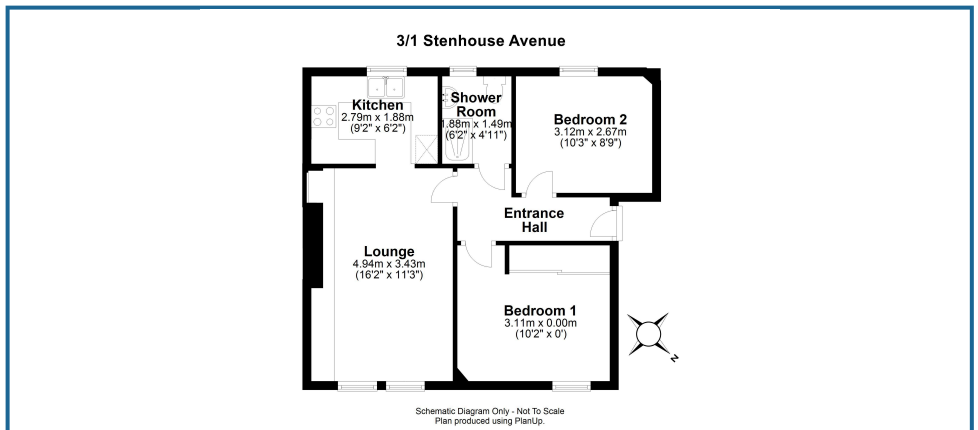
finest amenities of the city centre, there is excellent local convenience shopping including Tesco, Asda, Aldi and Sainsbury supermarkets within easy reach. The Gyle Shopping Centre is also only a short drive away offering a range of major retail outlets. Schools catering for all age groups are easily accessible with a selection of recreational facilities in the vicinity including Saughton Park and Gardens with Saughton Sports Complex, Puregym and access to the Water of Leith Walkway offering scenic walks and cycling opportunities. A regular bus service operates to many parts of the city with the tram system also nearby and Calder Road providing swift access to the city bypass linking with motorway networks.

Price And Viewing For price and viewing information or further details on this property please contact agents 0131 220 8742

EPC Rating D

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.





Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



tc young solicitors

**Melrose House, 69a George Street,
Edinburgh EH2 2JG
Tel 0131 220 8742**