



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**31/6 Stenhouse Avenue West**

STENHOUSE, EDINBURGH, EH11 3EY

# EDINBURGH

EH11 3EY

This property is located in the popular Stenhouse area of Edinburgh, which lies to the west of the city centre. The property is well 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.

The city centre can be accessed by car in as little as ten to fifteen minutes, depending upon traffic. Leisure wise 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. The airport tram line operates a short distance from the property and is another option for travel when looking to venture into the city.



# 31/6 STENHOUSE AVENUE WEST

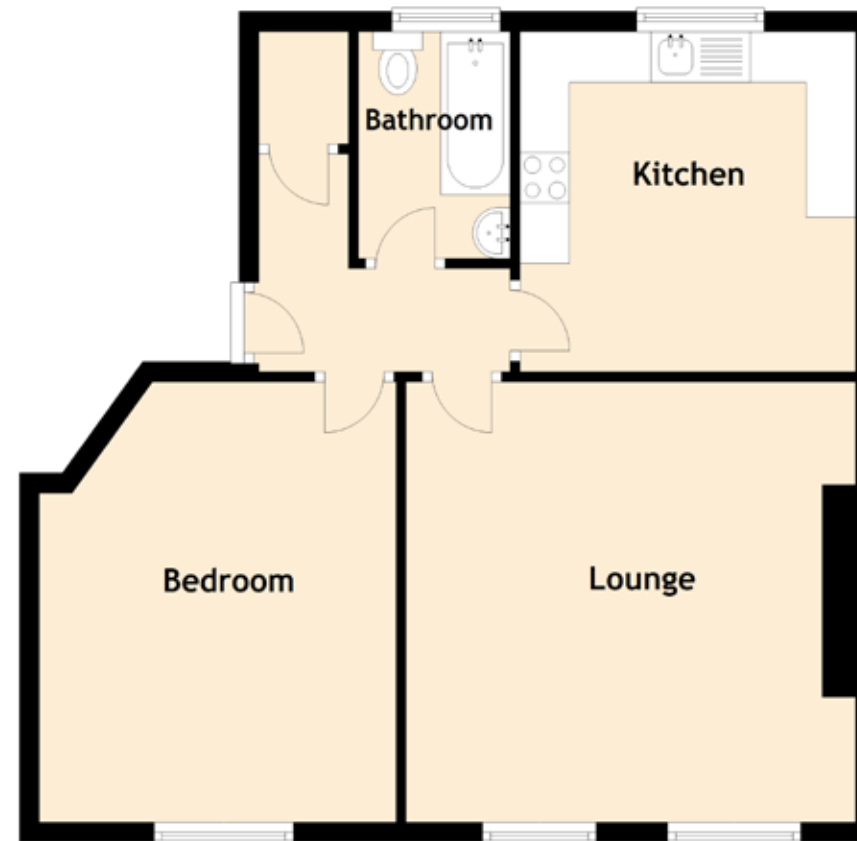
STENHOUSE, EDINBURGH, EH11 3EY

McEwan Fraser Legal is delighted to present this spacious one bedroom top floor flat in Stenhouse. This third-floor property is in ready to move in condition and has excellent transport links and is close to the tram line making it ideal for commuting into the city centre. Internally the property briefly comprises:

- Fully equipped breakfasting kitchen with ample units, an integrated gas hob and oven
- Spacious lounge to the front with two large windows, feature fire and surround
- Large double bedroom with space for free standing furniture arrangements
- Fully tiled bathroom with white three-piece suite and electric shower.

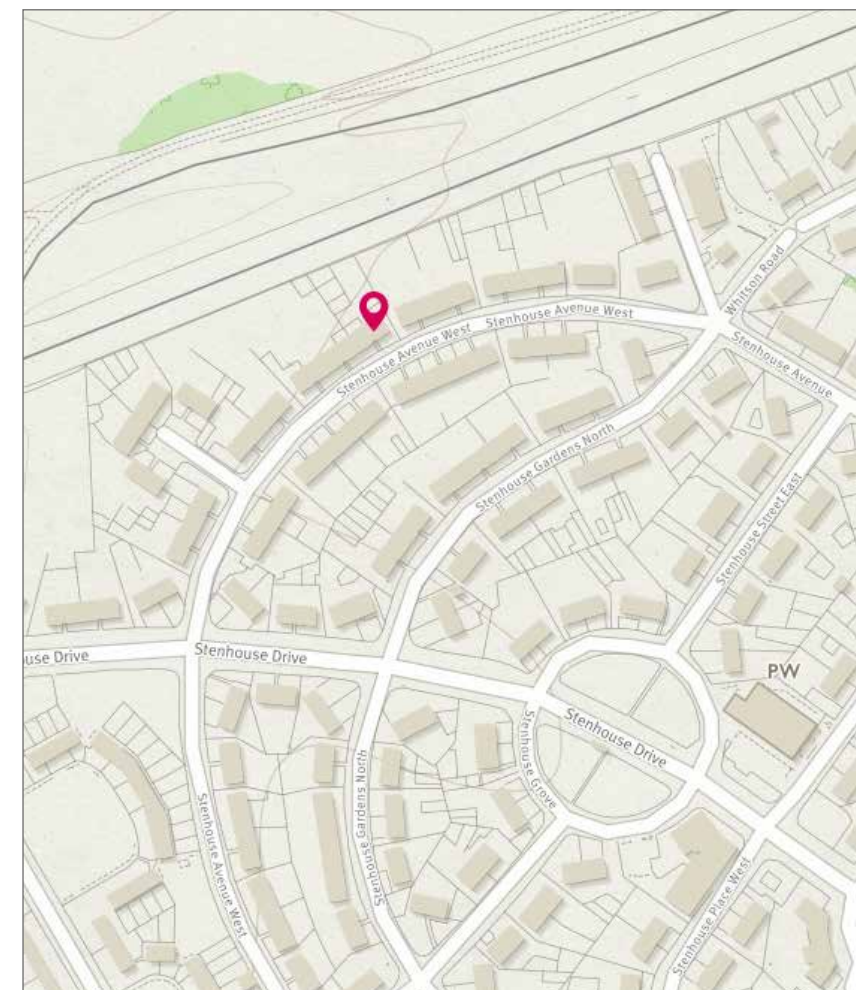
The property further benefits from a secure entry system, storage, upgraded GCH, double glazed windows, private rear and communal garden plus free on-street is available to the front of the property. This is a rare opportunity to acquire a well-proportioned flat in a fantastic location close to the city.





# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.35m (14'3") x 4.16m (13'8")
Kitchen	3.36m (11') x 3.10m (10'2")
Bedroom	4.35m (14'3") x 3.68m (12'1")
Bathroom	2.24m (7'4") x 1.53m (5')

Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup> | EPC Rating: D



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