




McEwan Fraser Legal

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19/5 Stenhouse Avenue West

EDINBURGH, EH11 3EZ



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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.

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An excellent opportunity has arisen to acquire this highly desirable two-bedroom top floor flat. Making for an ideal first time buy or buy-to-let opportunity, the property well situated within the popular Stenhouse area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good internal order. Accommodation is focused towards an ample reception room which boasts a feature fireplace, integrated storage and ample floor space. The modern kitchen includes a good range of base and wall mounted units topped with stone work surfaces which give excellent prep and storage space. Hob and oven are integrated alongside a free standing fridge freezer.

There are two spacious double bedrooms. The larger room includes integrated storage and plenty of space for further free-standing furniture alongside a larger style bed. The second bedroom is also a well proportioned double. Finally, the accommodation is completed by a modern, fully tiled, bathroom with three piece white suite and shower over bath.

This property also benefits from: private section of rear garden; gas central heating; full double glazing and more than adequate on-street parking to accommodate for residents and visitors alike.





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.51m (14'10") x 3.62m (11'11")
Kitchen	3.06m (10') x 1.83m (6')
Bedroom 1	3.62m (11'11") x 3.03m (9'11")
Bedroom 2	3.46m (11'4") x 3.05m (10')
Bathroom	1.97m (6'6") x 1.38m (4'6")

Gross internal floor area (m²): 58m² | EPC Rating: D

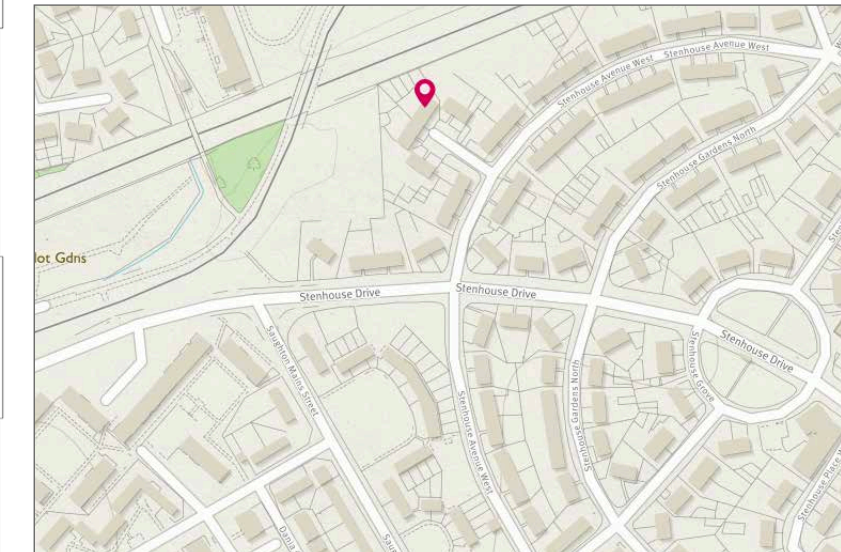


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