

# 16/1 Stenhouse Avenue West

STENHOUSE, EDINBURGH, EH11 3EU



*Superb one bedroom ground floor flat, making for an ideal first-time purchase or buy-to-let opportunity.*



0131 524 9797



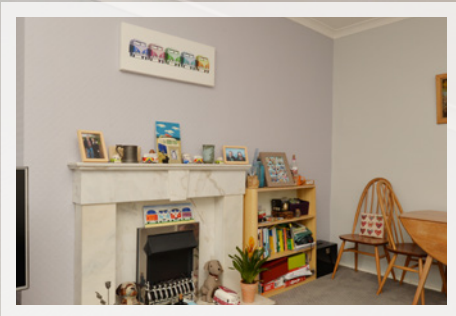
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An excellent opportunity has arisen to acquire this superb one-bedroom ground floor flat, located in a popular pocket of Stenhouse while making for an ideal first-time purchase or buy-to-let opportunity.

# THE LOUNGE



Internally, the property is in good decorative order while briefly consisting of; an entrance hallway with a large walk-in storage cupboard, a bright and spacious lounge/diner with an electric fireplace and ample room for lounge and dining furniture, a partially-tiled fully-fitted kitchen with an integrated 4-gas hob, oven and extractor hood.

# THE KITCHEN



A large double bedroom with space for freestanding furniture and different furniture configurations and a fully-tiled two-piece bathroom suite with a double shower cubicle and a chrome-heated towel rail complete the accommodation.

# THE BEDROOM



# THE SHOWER ROOM

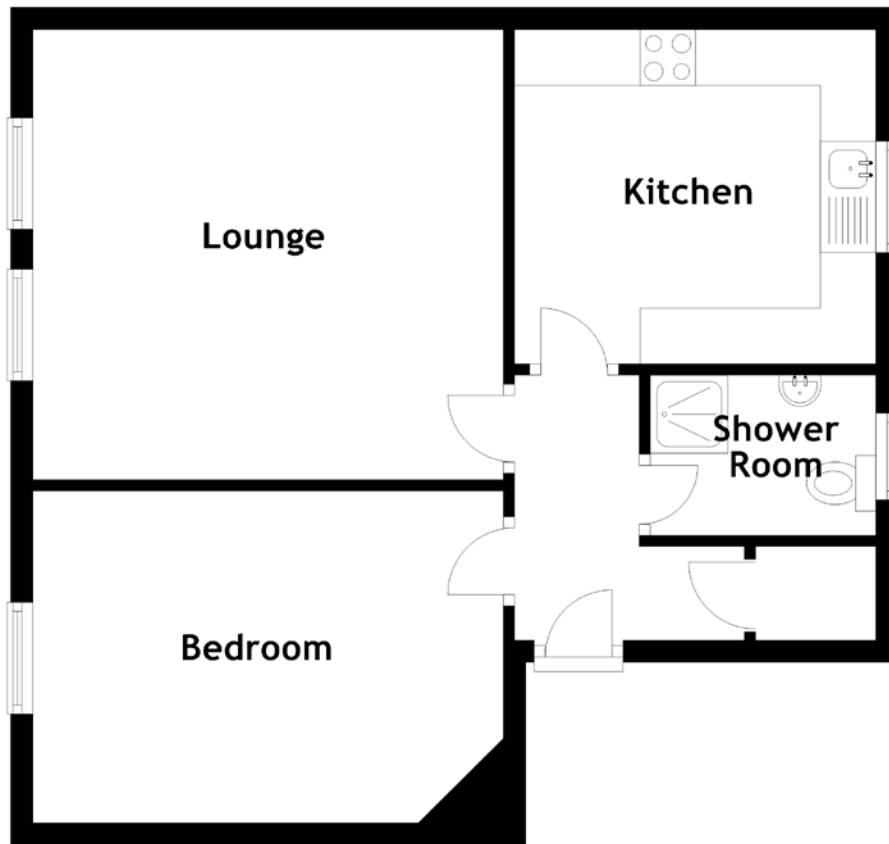


The property also benefits from; gas central heating, full double glazing, a private front garden, a shared drying green to the rear and more than adequate free on-street parking for residents and visitors alike.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

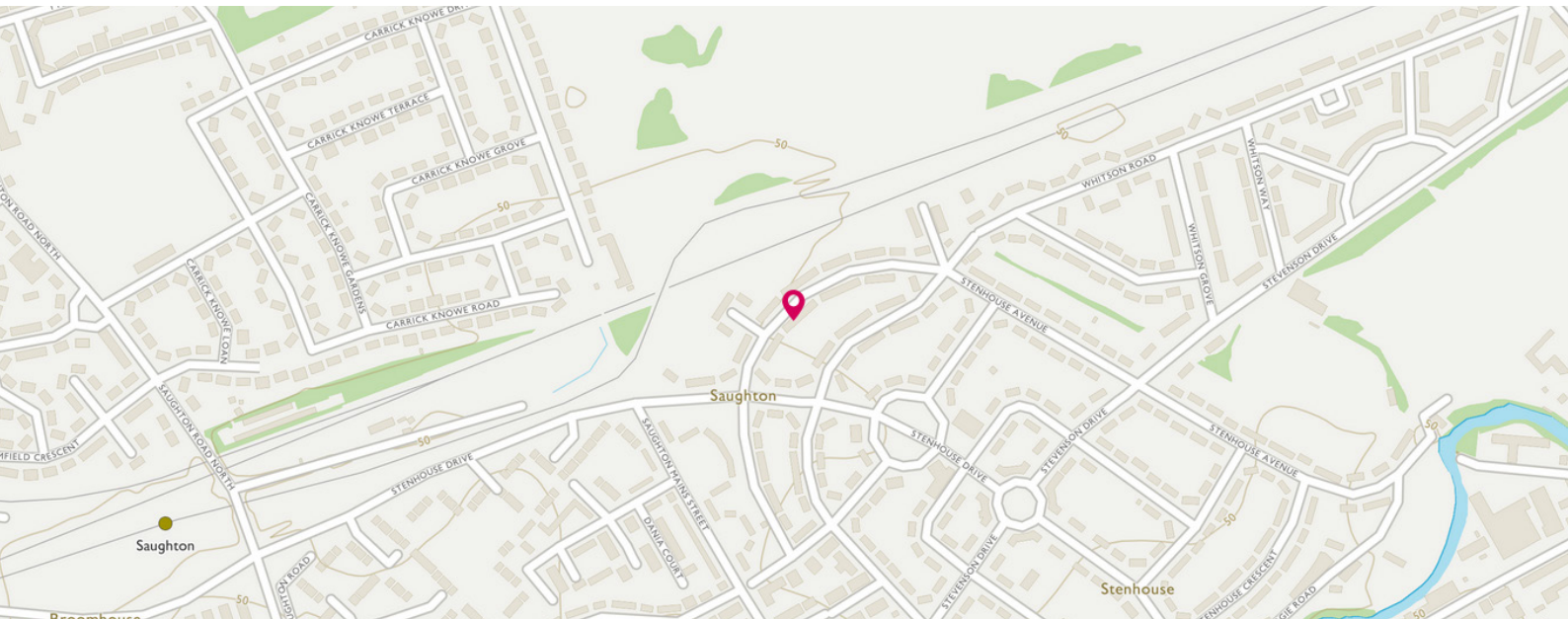


Approximate Dimensions (Taken from the widest point)

Lounge	4.23m (13'11") x 4.04m (13'3")
Kitchen	3.25m (10'8") x 3.00m (9'10")
Bedroom	4.23m (13'11") x 2.98m (9'9")
Shower Room	2.03m (6'8") x 1.44m (4'9")

Extras (to be included in the sale): Fridge, freezer, washing machine, all fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup> | EPC Rating: C



# THE LOCATION

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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