



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**119/7 Stenhouse Drive**

STENHOUSE, EDINBURGH, EH11 3NN



# Stenhouse

EDINBURGH, EH11 3NN

*“... located in the popular Stenhouse area of Edinburgh, which lies to the west of the city centre ...”*

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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McEwan Fraser Legal is delighted to offer this well presented three bedroom top floor flat to the market.

The property has been recently decorated and would make an excellent first time buy or sound buy to let investment. The property benefits from a good location with excellent transport links, good views and gas central heating. There is private parking and a storage cupboard at street level.

The accommodation briefly consists of an entrance hall with storage cupboards, light and spacious living room, large fitted kitchen located off the living room, three double bedrooms and bathroom with three-piece suite.

Overall proportions are really quite good and internal viewing is highly recommended.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



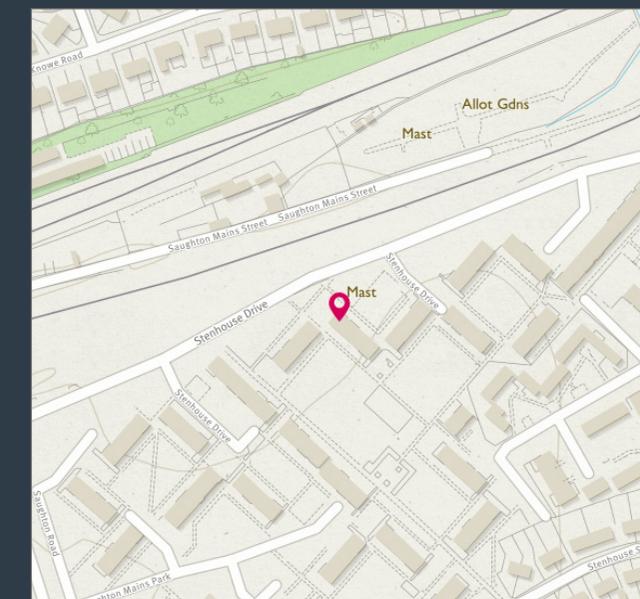
Approximate Dimensions  
(Taken from the widest point)

Lounge	5.70m (18'8") x 3.20m (10'6")
Kitchen	3.20m (10'6") x 3.10m (10'2")
Bedroom 1	3.60m (11'10") x 3.20m (10'6")
Bedroom 2	3.60m (11'10") x 3.20m (10'6")
Bedroom 3	2.90m (9'6") x 2.40m (7'10")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Contents available by separate negotiation.





  
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Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

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Text and description  
**MICHAEL MCMULLAN**  
Surveyor



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer