



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**12 Stenhouse Cottages**

EDINBURGH, EH11 3JQ



# EDINBURGH

EH11 3JQ

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This property is located in the popular Stenhouse area of Edinburgh, which lies a short distance 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. There is also a supermarket located a five-minute drive away at the Corn Exchange.

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 to both adults and children alike. Pure Gym is a short five-minute walk, while a private health and sports club, Edinburgh Zoo and Murrayfield Ice Rink and Rugby Stadium are all within close proximity to the property. Schooling is also 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 and a fully operational tram station is a few minutes walk away.



# 12 STENHOUSE COTTAGES

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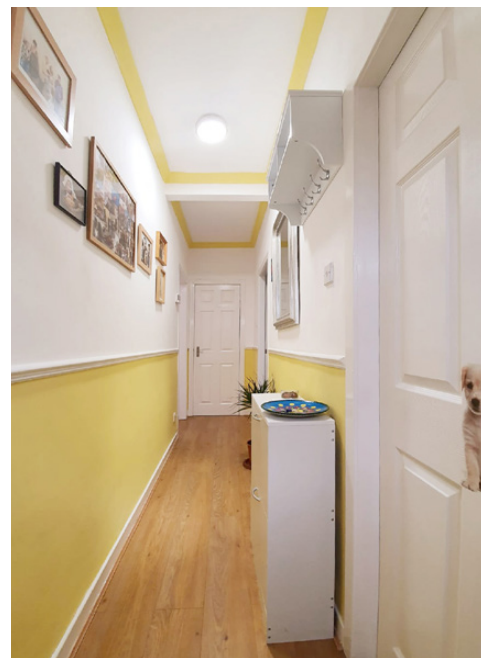
This well presented lower villa has been finished to a high standard and comes with both front and rear private gardens while also being close to the new tram line and station. The property benefits from; being main door, security lighting, burglar alarm, double glazing and gas central heating throughout.

The well-presented accommodation briefly consists of a fully fitted kitchen which looks onto the rear garden, the kitchen benefits from an electric hob and oven, and a free standing fridge freezer. The lounge is lovely and bright thanks to the two large windows which overlook the private front garden, this room has a feature gas fire.

There are two spacious double bedrooms, both with enough space for ample free-standing furniture. Finally, there is also a modern bathroom with a mains shower over the bath.

Externally this property comes with a private front garden which has been well maintained and allows off street parking for one car and a private rear garden which also belongs to the property. There is also ample on-street parking to the front.

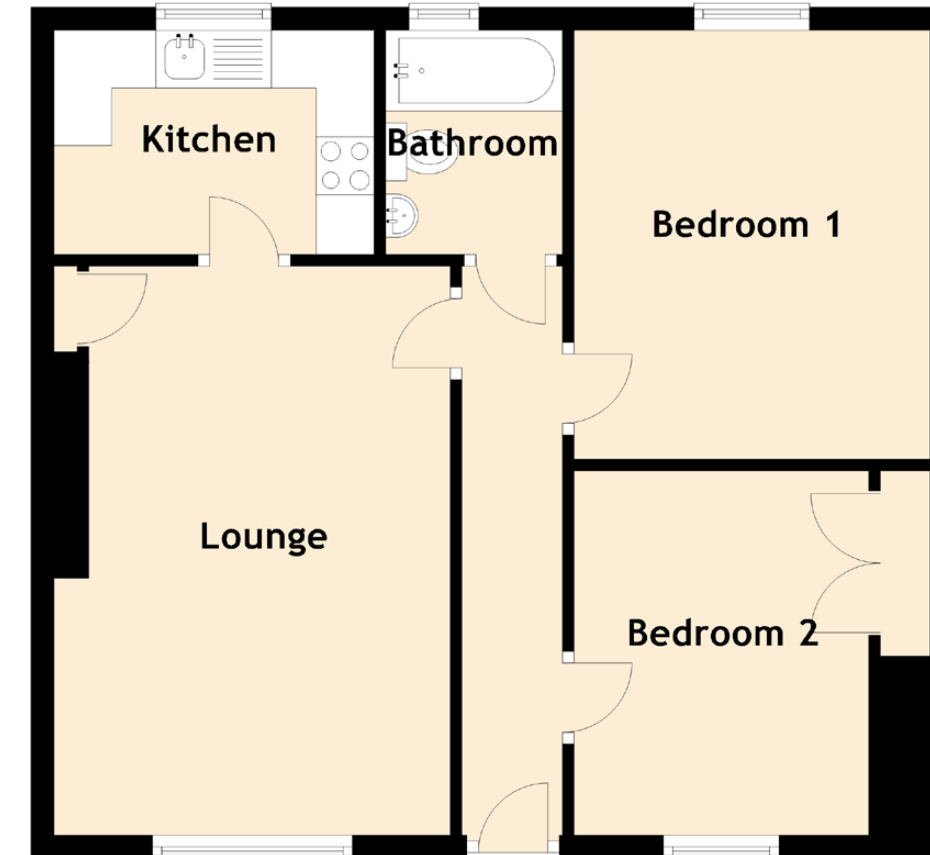
The double glazing was installed early 2018 and comes with a 10-year warranty. Additionally, the property also has a recently upgraded boiler, also under warranty.





# SPECIFICATIONS

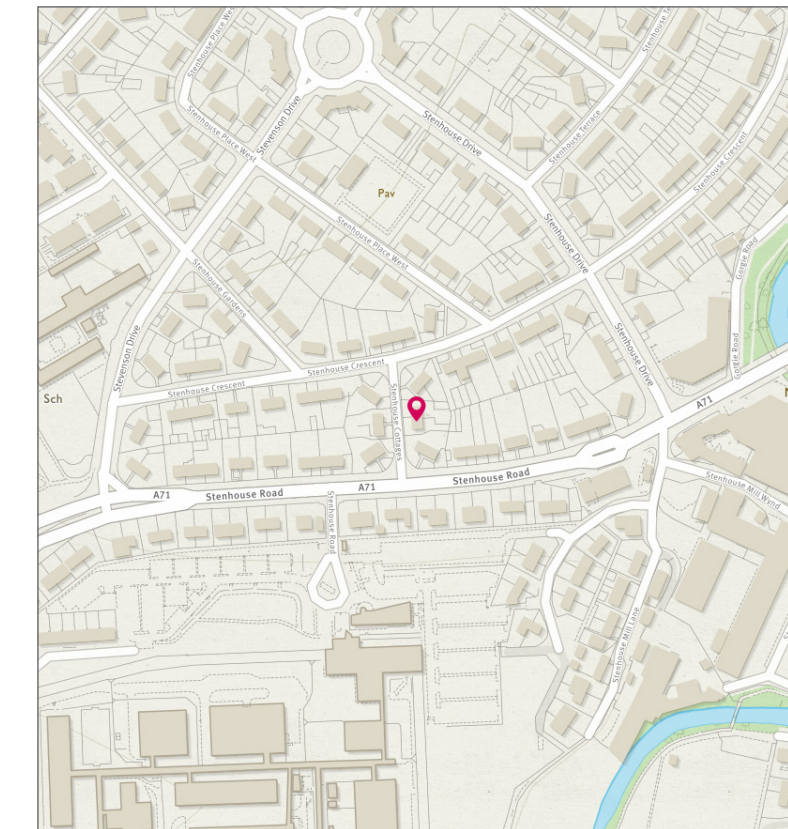
## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.92m (16'2") x 3.43m (11'3")
Kitchen	2.77m (9'1") x 1.94m (6'4")
Bathroom	1.88m (6'2") x 1.53m (5')
Bedroom 1	3.71m (12'2") x 3.08m (10'1")
Bedroom 2	3.12m (10'3") x 2.55m (8'4")

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup> | EPC Rating: D






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