



41 Stenhouse Avenue
Edinburgh, EH11 3HZ

Offers over £165,000

41 Stenhouse Avenue, Edinburgh

A bright and spacious main door upper flat with driveway and generous private gardens to side and rear.

There is a good internal layout which includes a reception hallway, lounge, modern kitchen, two double bedrooms, walk in cupboard (with window) and bathroom.

Gas central heating is installed (boiler approximately 2 years old) with large double glazed windows, excellent storage, pleasant outlooks, partially floored attic (with Ramsay style ladder) and fresh décor throughout.

Entrance hallway

Lounge:- 4.68m x 3.78m (15'4 x 12'5)

Kitchen:- 3.31m x 2.27m (10'10 x 7'5)

Bedroom 1:- 3.56m x 3.16m (11'8 x 10'5)

Bedroom 2:- 4.54m x 3.42m (14'11 x 11'3)

Bathroom:- 2.57m x 1.33m (8'5 x 4'4)

The property benefits from private garden ground to side and south-west facing garden to rear, which is mainly laid to lawn, with timber garden shed and communal drying green. A driveway provides ample off street parking for two vehicles.

Stenhouse is a popular and long-established district located to the west of Edinburgh City Centre. There is a superb range of local shops, supermarkets and retail parks, all within easy reach. The Corn Exchange Leisure village, PureGym at Gorgie, Nuffield Health at Chesser, numerous golf courses and local parks, including Saughton Park walled garden and cafe are also close by. A regular bus service is available around the corner on Stenhouse Drive and also on Gorgie Road, whilst tram stops are at Saughton and Balgreen. Access to the M90 motorway and City bypass are a short drive away.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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