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## 52 STENHOUSE AVENUE

STENHOUSE, EDINBURGH, EH11 3HZ

*For viewing and price information call now on 0131 200 1234*

## Property Features

(see floor plan for measurements):

- Stairs leading up to hallway providing access to all rooms. Large shelved cupboard
- Lounge with window to front and gas fire. Small low level storage cupboard
- Kitchen with window to rear. Original wall and base units, sink and drainer as well as space for cooker and washing machine
- Double bedroom with window to front and radiator
- Double bedroom with window to rear and radiator
- Bathroom with white w.c., wash hand basin and bath. Window and radiator
- Private and shared garden/drying green to rear
- On-street car parking

### DESCRIPTION:

Spacious main door upper villa within the established residential area of Stenhouse. The property now requires some upgrading and modernisation however benefits from double glazing, central heating and enjoys both private and shared garden areas to rear.

### ITEMS INCLUDED:

All fitted carpets and floor coverings, curtains and light fittings.

### LOCATION:

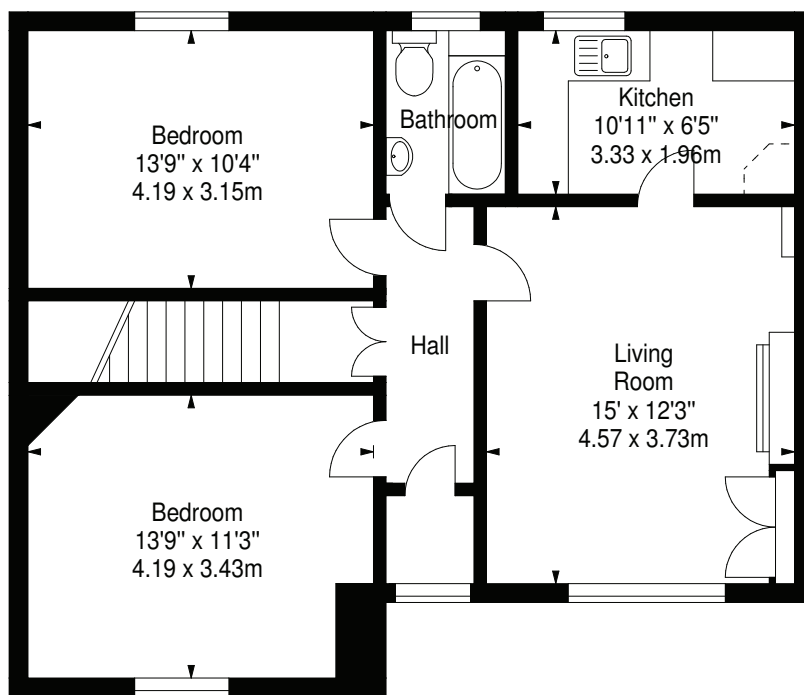
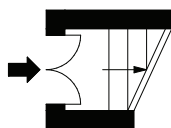
Stenhouse is a popular residential area within Edinburgh which benefits from easy access to and from the city centre. Local shops are available at Stenhouse Cross which provides a good selection of facilities including a family butcher, pharmacy and a new Tesco Express. For larger shopping trips there is an Asda supermarket at Chesser as well as the Gyle Shopping Centre being close by housing many retail outlets and places to eat.

The property is conveniently situated for public transport such as Lothian Buses and Edinburgh Trams. The City Bypass, Forth Road Bridge and other central motorway links are also within easy commuting distance. There are nearby schools such as Stenhouse Primary School and Tynecastle High School, as well as campuses for Edinburgh Napier University and Edinburgh College.

Nearby amenities include Murrayfield Stadium and Ice Rink, Carrick Knowe Golf Course, Saughton Park and the Corn Exchange which houses indoor football, billiards and snooker. Pleasant walks can also be enjoyed along the Water of Leith Walkway.

### Stenhouse Avenue, EH11 3HZ

Approx. Gross Internal Area  
728 Sq Ft - 67.63 Sq M  
For identification only. Not to scale.  
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Ground  
Floor  
Entrance

First Floor

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### EPC RATING:

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No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with B+M as soon as possible post viewing and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.

