



Location

Near to City Centre.
Close to local amenities.
Convenient transport links.

Inside

Hall.
Lounge.
Two bedrooms.
Kitchen.
Bathroom.

Outside

Front garden.
Driveway.
Rear garden area.
Two huts.
Communal drying area.

Energy efficiency

Gas central heating.
Double glazing.

STENHOUSE

Lower Flatted Villa

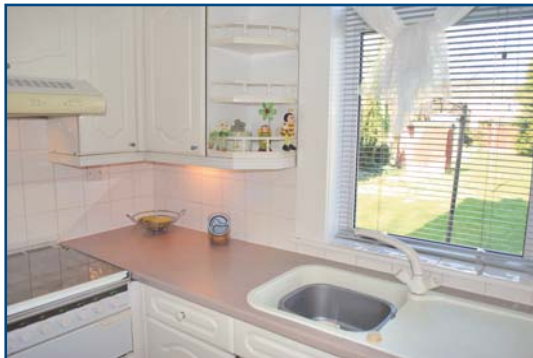
22 Stenhouse Road, Edinburgh, EH11 3LQ

Offers Around: £109,000



THOMAS H.G. STEWART

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Recently decorated to a high standard, this attractive and well presented lower flat is bright, modern and spacious. It comprises reception hall, large sunny lounge with room for table and chairs, master double bedroom with fitted bedroom furniture, single bedroom, modern kitchen and stylish family bathroom. The kitchen appliances (gas cooker, washing machine and fridge freezer) are included in the sale price as well as all blinds, curtains and light fittings. The property benefits from gas central heating and double glazing throughout, and has its own driveway. This property would make an ideal home for a couple or first time purchaser.

This attractive property is located on Stenhouse Road in the popular Stenhouse area of Edinburgh - and is in an excellent location for commuting, being only a short distance from the City Centre and the City bypass. A varied range of amenities can be found nearby, including shops, supermarkets, bars and restaurants, and primary and secondary schools, whilst the Gyle and Hermiston Gait shopping centres and Edinburgh Business Park are only a short distance away. The area is also very well served by public transport with regular bus services travelling to and from the city centre and surrounding districts.

In more detail the accommodation comprises:

Hall (16'7" x 3'2")

Double glazed storm door with curtain on rail. Access to lounge, bathroom and both bedrooms; radiator; single powerpoint; overhead electricity meter and MCB fusebox; pendant light; smoke detector; system thermostat control; laminate flooring.

Lounge (16'1" x 11'1" at widest)

Bright and spacious lounge with ample space for a dining table; window to front overlooking garden; vertical blinds and curtain on pole; 5-globe chandelier with dimmer switch; thermostatically controlled radiator; single and two double powerpoints; Sky satellite connection point (sky box required, subject to subscription); TV aerial point; telephone point; recently

installed laminate flooring; glazed doors leading to kitchen and hall; skirting boards and doors are stained and varnished; wall cupboard with storage space and housing gas meter.

Kitchen (9'2" x 6'5")

Good sized modern kitchen with window to rear overlooking garden; venetian blind; net curtain on hooks; floor and wall mounted units with corner shelving; worktop housing inset white sink with mixer tap; worktop lighting under wall units; gas cooker; cooker hood extractor; washing machine; fridge freezer; splash back tiling; 3-spot light fitting; two double powerpoints; dedicated appliance points beneath worktop; wall mounted combi gas boiler; thermostatically controlled radiator; glass panel door to lounge; tile-effect vinyl flooring.

Master bedroom (12'2" into bay x 10'0")

Attractive and spacious double bedroom with window to rear; venetian blind; net curtain on pole; spacious fitted bedroom wardrobes and overhead cupboards with bed lights; three single powerpoints; radiator; pendant light; glass panel door to hall; laminate flooring.

Bedroom 2 (10'2" x 8'3")

Good sized room with window to front; vertical blinds with curtain on pole; glass panel door to hall; two single powerpoints; thermostatically controlled radiator; pendant light; fitted carpet; small wall cupboard (understairs).

Bathroom

White suite that features a modern shower bath with Mira electric shower and shower side panel, basin (with mixer tap) on wooden pedestal and wc; tiled walls; frosted window to rear; roller blind; mp3 speaker in ceiling; mirror; shelf; towel radiator; 4-spot ceiling light; part glass panel door; tile flooring.

Garden

Partly fenced garden to front and large unfenced garden to rear with patio and two huts. Common drying area.

Parking

The property has a driveway.

Services

Gas, electricity, water and drainage.

Entry

By arrangement.

Offers should be addressed to and the further particulars may be obtained from Thomas H G Stewart, Solicitors, 41 Barclay Place, Edinburgh, EH10 4HW, telephone 0131 229 4939.

Viewing

By appointment with the Seller on 07980031191 / 07818484049 or Selling Agents on 0131 229 4939 (during normal office hours).

Notes

1. Whilst these particulars have been carefully prepared and are believed to be correct their accuracy cannot be guaranteed and it will be assumed that prospective purchasers have made their own enquiries on relevant matters.
2. All measurements have been taken using a sonic measuring device and there may therefore be some degree of divergence from the actual measurements, given the limitations of the device.
3. Interested parties should note their interest with Messrs Thomas H G Stewart, Solicitors, through their own solicitor so that they may be advised in the event of a closing date being fixed.
4. The sellers reserve the right to sell the property without fixing a closing date and the sellers do not bind themselves to accept the highest or any offer.
5. None of the services in the subjects have been tested by us and consequently no warranty is given by us as to their condition or suitability for their intended use.



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41 BARCLAY PLACE, BRUNTSFIELD, EDINBURGH, EH10 4HW

TELEPHONE: 0131 229 4939 • FAX: 0131 656 0689 • DX ED 434

EMAIL: enquiries@thomashgstewart.co.uk • WEBSITE: www.thomashgstewart.co.uk

