

Edingtons WS

**23/1 Stenhouse Drive
Edinburgh
Guide price of £125,000**



***REALISTIC PRICING* £5,000 LESS THAN HOME REPORT VALUATION.**

The subjects comprise a first floor flat within a two storey block of four in a popular residential district approximately 3 miles west of Edinburgh City Centre. The subjects benefit from having private/communal garden ground to the rear laid to grass and bounded by timber fencing, the property also has a private garden to the side which has planning permission for conversion to a driveway. The property is for sale in good decorative order throughout and comes complete with double glazing and gas central heating.

Location

The flat is located in the very accessible and popular Stenhouse/Saughton area of Edinburgh which lies to the west of the City Centre and is well positioned for both access to the City Centre and to Hermiston Gate and the Bakery District at the Gyle. There are excellent shopping facilities nearby, mainly small specialist shops serving the local community with a larger supermarket at Chesser. The Leisure Amenities in the surrounding area are excellent offering established clubs and organisations for all the family. Saughton Sports Complex is situated nearby. Schooling is available nearby at both junior and senior level and the area is well served with a very efficient public transport system to most parts of the City. The property is also conveniently placed for access to Edinburgh Airport and the main motorway networks.

The comfortable accommodation comprises

Hallway

L Shaped entrance hall with real oak wooden flooring, single radiator and wall mounted central heating thermostat. Smoke detector and high level electric meter and fuse box. 1 power point. Stainless steel track lighting.

Sitting Room 4.90m x 3.40m

The large bright and spacious lounge has twin tilt and turn double glazed lockable windows to the front of the house with views to Corstorphine Hill. The well decorated room has real oak flooring and a wall mounted stainless steel plasma gas fire. Cable TV point. Floor to ceiling storage cupboard houses the combi boiler and gas meter. Glazed door leads to kitchen.



Kitchen 3.22m x 1.89m (off living room)

The kitchen is fitted with a good range of floor and wall mounted units with ample worktops and tiled splash backs. There is an integrated washing machine and fridge and the stainless steel stove, gas hob and electric oven with overhead extractor fan are included in the price. A double glazed window to the rear of the property provides good natural light. There are also down lights under the wall mounted units.



Bedroom 2 2.97m x 2.57m

Another double bedroom with a double glazed window to the rear of the villa overlooking the views to the Pentland Hills. Single radiator. 3 power points. Fitted carpet.



Master Bedroom 3.55m x 3.01m

To the front of the house is a good sized sunny double room with one wall of wardrobes and storage. Radiator. 3 power points. Fitted carpet, telephone point. Double glazed window to front.



Shower room 1.77m x 1.39m

Comprises double shower cubicle with Mira Sport Electric Shower. White wash hand basin and WC. Radiator. Ceiling down lighters. Frosted glass window to rear with blind. Non slip vinyl flooring.



Exterior: The property has a private garden to the side which has planning permission for conversion to a driveway. A communal drying green lies to the rear of the property.

Extras: All fitted carpets and floor coverings, blinds in the kitchen and bathroom. Gas fire. Stainless steel extractor fan, gas hob and electric oven. Integral washing machine and fridge. The lampshades excepting the one in the master bedroom are included.

Services Mains water, drainage, gas and electricity. Telephone line. Satellite.

Viewing Appointments strictly through selling agents or open viewings on Sundays between 2p.m. – 4p.m..

Entry Negotiable.

Price Fixed price of £125,000 is expected.



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