



11 STENHOUSE GARDENS EDINBURGH, EH11 3JL

OFFERS OVER
£120,000

A well-proportioned, main door, lower villa in the popular residential area of Stenhouse. The property benefits from neutral décor, double glazing and gas central heating. There are good public transport links to the city centre and the property would make a good first time buy or rental investment.

ACCOMMODATION

Vestibule, hall, lounge, fitted kitchen, two double bedrooms, family bathroom. Outside there is a private front garden and communal drying green to the rear. Unrestricted on-street parking.

VIEWING

By appointment with Purdie & Co. on 0131 346 7240



Purdie & Co
Solicitors &
Estate Agents

69 Haymarket Terrace, Edinburgh
EH12 5HD
Tel: 0131 346 7240 • Fax: 0131 346 7707
DX 557300, Edinburgh 60
Email: property@purdiesolicitors.co.uk
Website: www.purdiesolicitors.co.uk



Stenhouse lies to the west of the city centre and the property is well positioned to take advantage of an excellent range of local shopping outlets with additional shopping at the Gyle Shopping Centre, whilst Hermiston Gait is just a little further afield. Leisure facilities are well catered for and the choice is excellent, including established clubs and organisations which cater for both adults and children alike, a private health and sports club, Edinburgh Zoo and Murrayfield Ice Rink and Rugby Stadium. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the city and surrounding areas, with Saughton tram stop also available locally. The city bypass and main motorway networks are also within easy reach and provide easy access to Edinburgh's international airport and the wider road network of central Scotland.

OUTSIDE

To the front of the property is a well maintained private garden, laid to lawn with mature borders. To the rear of the property is a communal drying green and there is unrestricted parking on the surrounding streets.

ACCOMMODATION

VESTIBULE

Entrance vestibule with fitted carpet.

HALL

A welcoming hall with fitted carpet, radiator and pendant light.

LOUNGE

A generously sized lounge with fitted carpet, radiator and three bulb light fitting. An electric fire with timber mantle provides a nice focal point to the room.

KITCHEN

Fitted with a range of wall mounted and floor standing units incorporating an electric oven. A roll top work surface incorporates a sink with mixer tap and a four ring gas hob. There is space and plumbing for a fridge, freezer and washing machine.

DOUBLE BEDROOM 1

Situated to the rear of the property. Fitted carpet, radiator and pendant light.

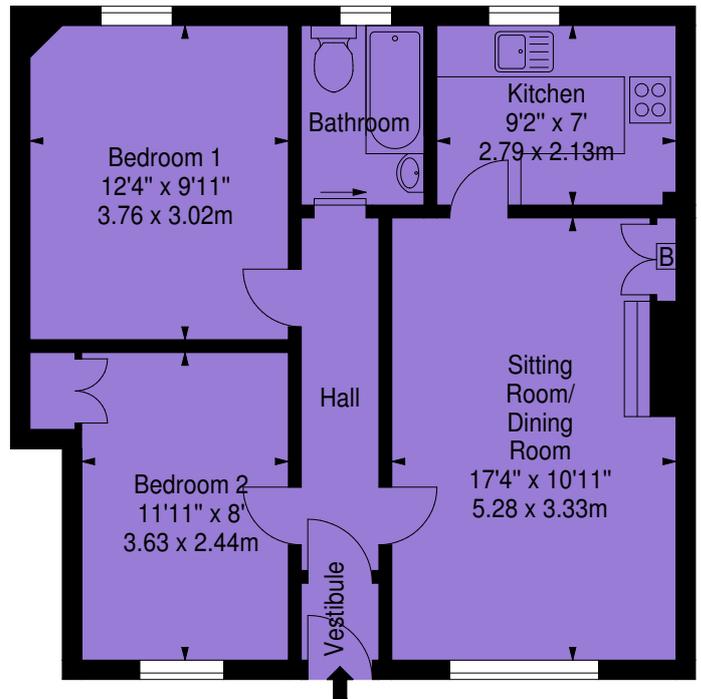
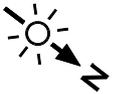
DOUBLE BEDROOM 2

Situated to the front of the property. Fitted carpet, radiator, cupboard and pendant light.

BATHROOM

Benefitting from a white three piece suit comprising bath, WC and pedestal wash hand basin.

Approx. Gross Internal Area
601 Sq Ft - 55.83 Sq M
For identification only. Not to scale.
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Ground Floor



While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.

