



11/2 Stenhouse Street West  
EH11 3EP

*The property for sale is a bright and well-proportioned upper villa located west of the city centre within the popular residential area of Stenhouse. Entrance hall, lounge with open aspect, kitchen with appliances, 2 double bedrooms and bathroom with electric shower above bath. Gas central heating and double glazing. Private garden area to side. Ample on street parking.*

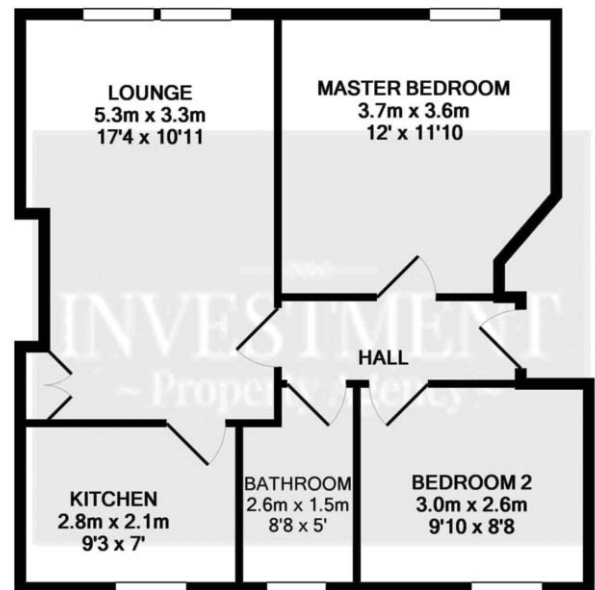




- Lounge 5.3m x 3.3m (17'4 x 10'11)
- Kitchen 2.8m x 2.1m (9'3 x 7'0)
- Master Bedroom 3.7m x 3.6m (12'0 x 11'10)
- 2nd Double Bedroom 3.0m x 2.6m (9'10 x 8'8)
- Bathroom 2.6m x 1.5m (8'8 x 5'0)

Stenhouse Street West lies approximately 3 miles west of Princes Street and is well placed for those working within the city centre with a regular bus and tram service available nearby. It is also worth noting that a number of major access roads including the A8 Glasgow Road allow for ease of movement outwith the city. Within the vicinity there are amenities to meet every day needs including shops, schools, post office and supermarkets with recreational needs well provided for by way of public parks, Pure Gym, Murrayfield Stadium, Edinburgh Zoo, golf courses and the Water of Leith walkway. It is also worth noting the close proximity to the Edinburgh Business Park, Gyle Shopping Centre and Royal Bank of Scotland global headquarters at Gogarburn.

Energy Performance Rating D



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Measurements are approximate. Not to scale. Illustrative purposes only  
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