



47/8 Stenhouse Gardens  
STENHOUSE | EDINBURGH | EH11 3LS

  
**warners**  
solicitors & estate agents





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Warners are delighted to present to the market this attractive two-bed, second-floor flat, forming part of a select modern development, with beautifully landscaped communal gardens and ample parking facilities.

This impressive bright property is offered to the market in good condition and provides comfortable and easily manageable living space. The accommodation comprises welcoming hallway with storage, secure entry phone system, bright lounge with balcony offering full length window and space for a dining table, two double bedrooms both with fitted mirrored wardrobes, kitchen with floor and wall units with under-lighting, bathroom with electric shower over bath, gas central heating, double glazing and communal landscaped grounds.

- Attractive two-bedroom flat in the popular Stenhouse area
- Bright lounge with balcony
- Two double bedroom with mirrored wardrobes
- Contemporary kitchen with under unit lighting
- Gas central heating
- Double glazing

The property's full contents will be included in the sale. EPC rating C.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the popular Stenhouse area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative choice is available at the Gyle Shopping Centre, whilst Hermiston Gait is just a little further afield. Heading in an easterly direction, the city centre itself can be accessed by car in as little as ten to fifteen minutes, depending upon traffic. Leisurewise the choice is excellent and includes 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 town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





