



**31/3F2 Stewart Terrace, Gorgie,
Edinburgh, EH11 1UN**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

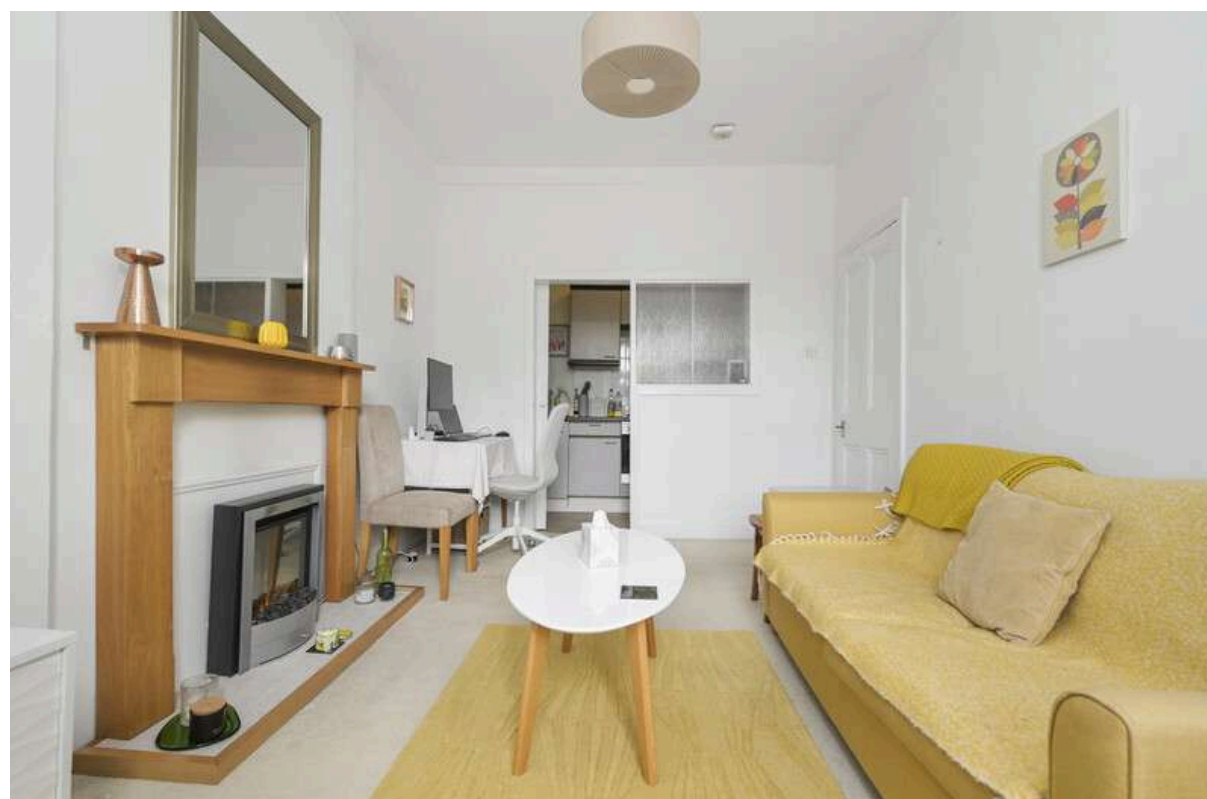
ATTRACTIVE

ONE BEDROOM TOP FLOOR FLAT



Attractive, one-bedroom, top floor flat situated in the popular Gorgie area of Edinburgh, close to excellent local amenities and transport links. The flat has been nicely decorated throughout in neutral tones, complementary carpets and floor coverings, and is in walk-in condition. There is a well-kept communal stair and entry phone system. The accommodation consists of a hall, with storage, a lovely, light filled dining/living room with an electric fire and feature surround, Press style shelving and space for dining or home working. The kitchen has a good range of fitted units and appliances. The spacious double bedroom has a window seat and plenty of space for storage, and the bathroom has a white W.C., wash hand basin and bath, with an overhead electric shower. There is a communal garden to the rear and permit parking to the front. This is an ideal first-time buyer property or investment opportunity.

- Communal stair, with entry phone
- Hall, with storage
- Dining/living room
- Kitchen
- Double bedroom
- Bathroom
- Double glazing
- Electric heating
- Communal garden
- Permit parking





GORGIE

The property is located in the popular area of Gorgie to the south west of the city centre which offers a good range of local shops and other amenities within walking distance, including Sainsbury's and Aldi. The property lies within easy reach of Napier University, Murrayfield Stadium, and the Fountain Park leisure complex with multi-screen cinema, gym and a variety of restaurants, cafes and bars. Outdoor activities can be found in nearby Harrison Park, Saughton Park, and the Union Canal with its walkways and cycle routes connecting to other parts of the city. A frequent bus service operates to the city centre and surrounding areas, as well as a direct route to Heriot Watt University, and Haymarket Train Station is within easy reach. The main motorway networks are easily accessible by car, as well as the City Bypass, Fife and Edinburgh International Airport.



Extras

All fitted floor coverings, bathroom blind, bedroom curtain, oven, hob, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

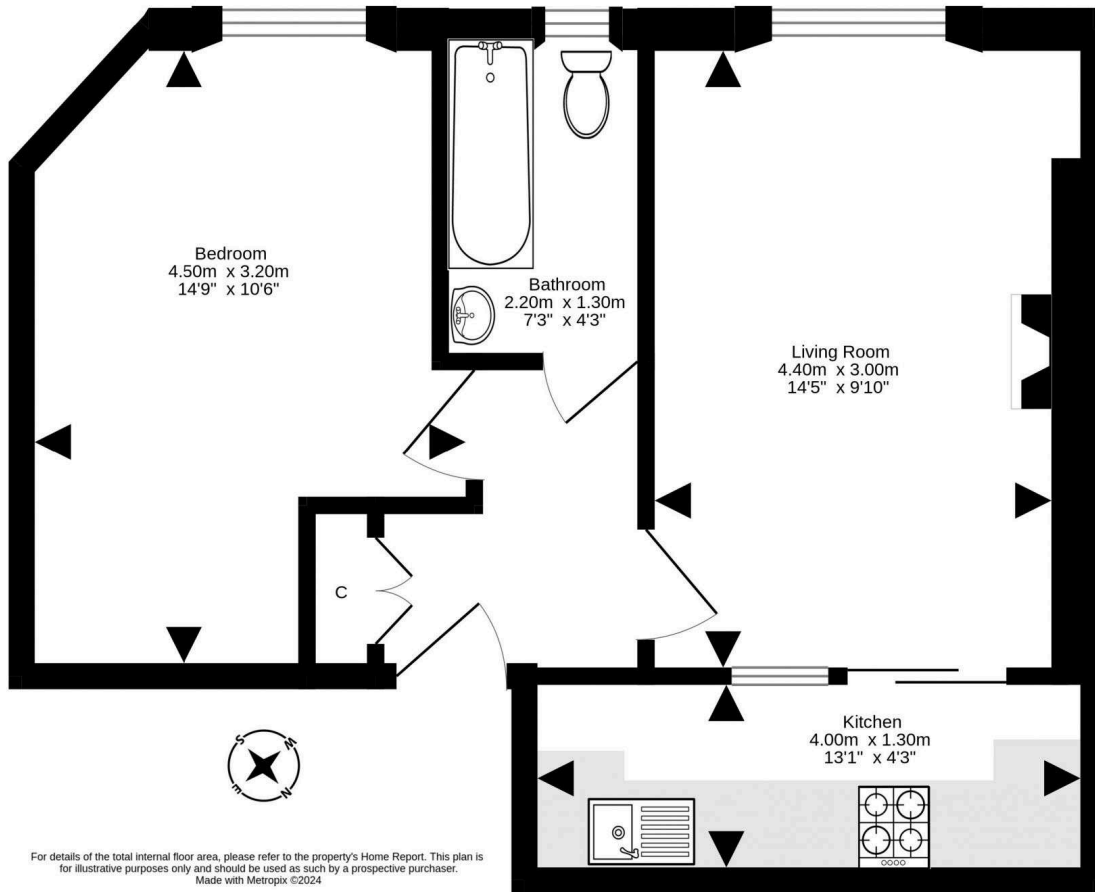
B

Home Report Valuation

£150,000

EPC Rating

E



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation

ēspc

89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.