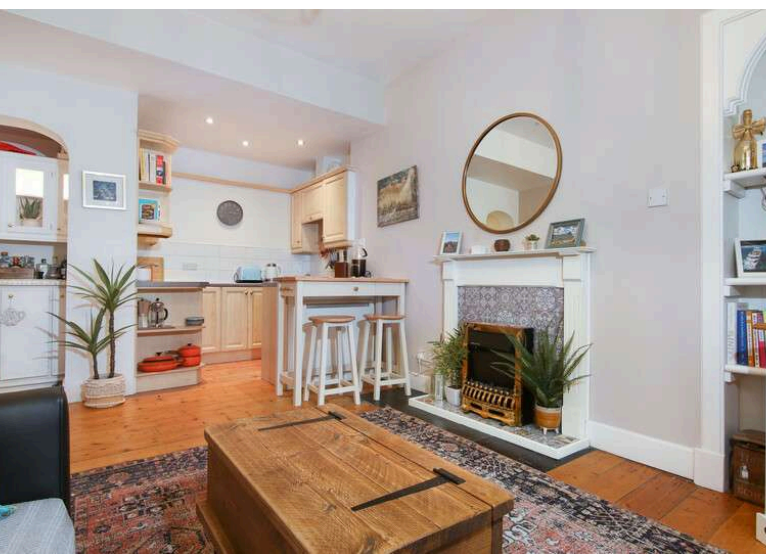




# 9/1 Stewart Terrace

Gorgie, Edinburgh, EH11 1UT





# 9/1

## Stewart Terrace

This charming rear-facing ground floor flat forms part of a traditional tenement in the popular Gorgie district and is in move-in condition.

- Charming rear-facing ground floor flat
- Homely yet spacious open-plan living room & kitchen w/pantry
- Double bedroom w/ built-in wardrobes & en-suite shower
- Separate WC
- Electric heating & double glazing
- Shared garden
- Zoned permit parking

Home Report: £150,000

EPC Rating: E

A perfect proposition for the first-time buyer, this easily manageable ground floor flat is quietly located to the rear of a traditional tenement in the popular and highly regarded Gorgie district, just to the west of the city centre and within easy reach of the west end and Haymarket train station.

The flat is entered off a common passageway with security entryphone system and comprises reception hall, lounge with open plan fitted kitchen area, double bedroom with built-in wardrobes & en-suite shower room and separate WC compartment.

It enjoys the benefit of electric heating and double glazing, together with the use of an area of shared garden ground to the rear and zoned permit parking on Stewart Terrace and in the adjacent streets.

Extras: To include all fitted floor coverings; curtains & blinds; light fittings; oven; hob; and extractor within the sale.



Located approximately two miles southwest of the city centre, the popular area of Gorgie enjoys a fantastic range of local services and amenities. Bustling Gorgie Road is home to local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser. Gorgie also boasts trendy bars and bistros, award-winning restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sport, leisure and entertainment. For sports fans, it is perhaps best known for Tynecastle Park (home to Heart of Midlothian F.C.) and for its proximity to Murrayfield Stadium, which hosts a varied programme of live sports and music events throughout the year. The area is served by excellent bus links into the city centre and the closest train station (Slateford) offers services between Edinburgh and Glasgow. Gorgie benefits from swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 network.



## Ground Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



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