



7, 3F2 STEWART TERRACE, EDINBURGH, EH11 1UT  
Fixed Price £145,000



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Discover the perfect blend of historic charm and modern living in this delightful one-bedroom tenement flat, ideally situated on the third floor in the heart of Gorgie, Edinburgh.

This well-maintained property offers an inviting and contemporary space, perfect for first time buyers and investors.

The heart of this home is its stylish open plan kitchen, thoughtfully designed to maximize space and functionality. It features sleek cabinetry, quality appliances, and ample countertop space, making it ideal for both everyday living and entertaining.



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The well-appointed bathroom is a bright and airy space, fitted with modern fixtures and a clean, fresh aesthetic, providing the perfect place to unwind after a long day.

The spacious double bedroom is a serene retreat, offering plenty of room for relaxation and storage.

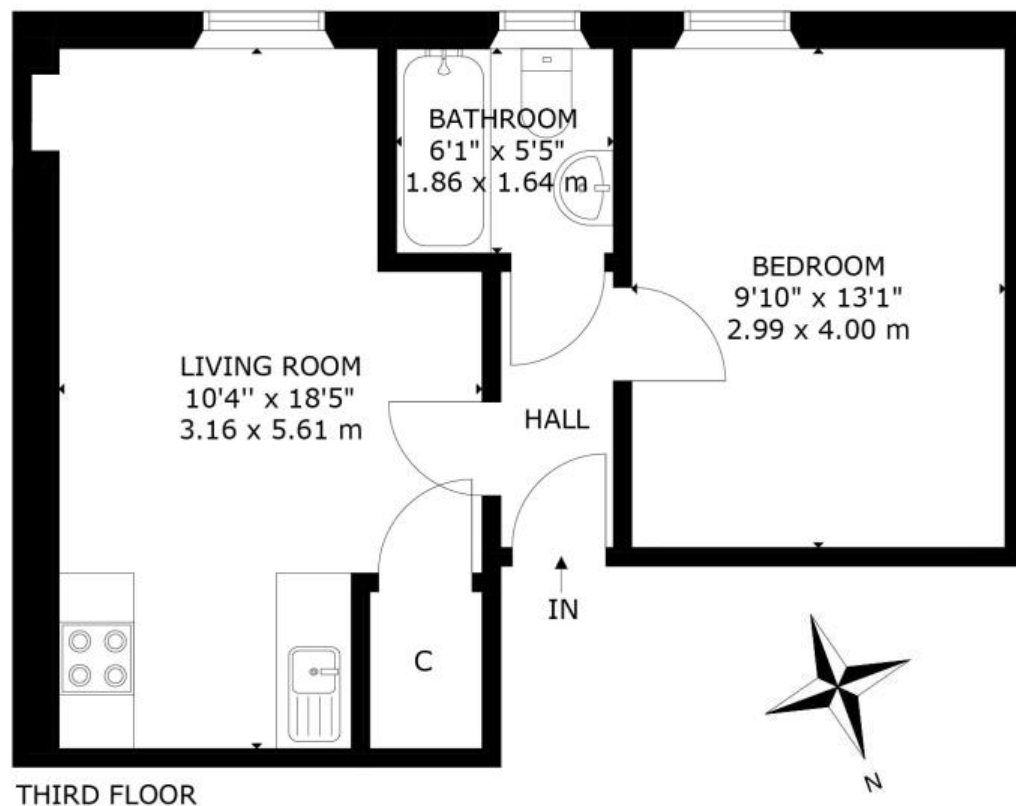
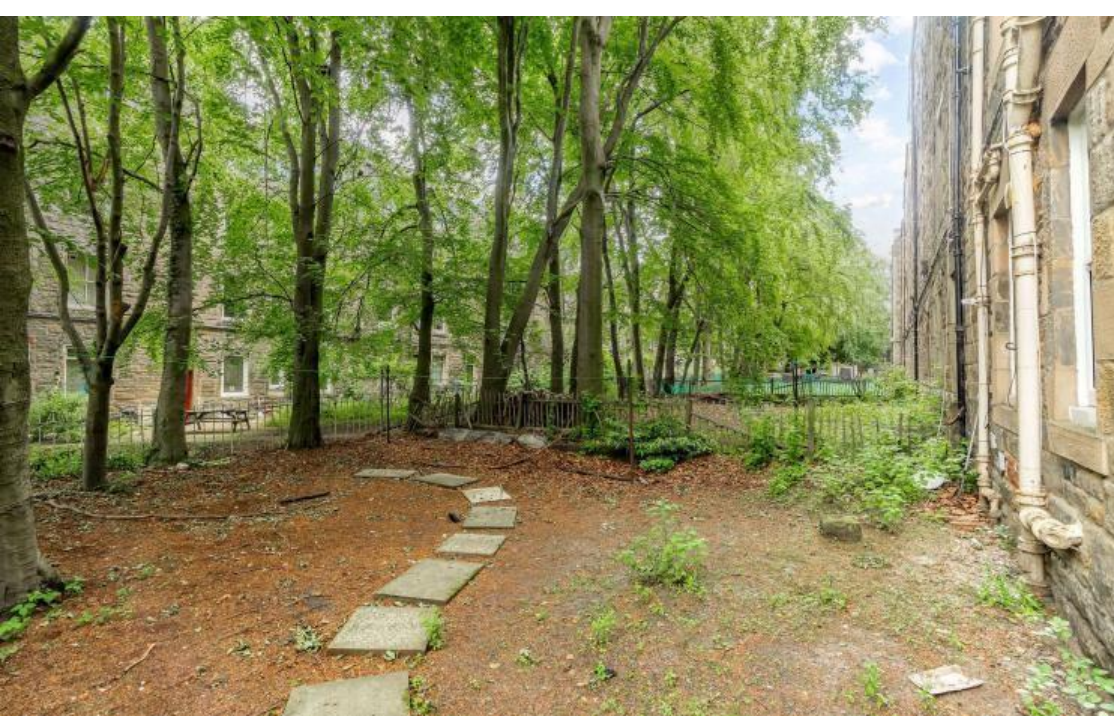
Additionally, residents can enjoy the benefits of a shared garden, providing a lovely outdoor space for leisure and socializing.

This charming flat is a rare find in a sought-after location, offering a wonderful investment opportunity in the vibrant city of Edinburgh.



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Stewart Terrace is located in the popular residential area of Gorgie, approximately 1.5 miles from Edinburgh's City Centre. Frequent bus services provide swift access in and around the city, connecting quickly to Napier and Heriot-Watt Universities. Haymarket Train Station and Murrayfield Tram Stop are also within reasonable walking distance. The location is ideal for commuters, with the city bypass just a short drive away, linking Scotland's main central motorway network system. There is an abundance of excellent amenities on the doorstep, including an Aldi, a large Sainsbury's, and a variety of specialist shops, cafes, and bars. A good range of leisure facilities are also within easy reach, including The Gym, Pure Gym, and Fountain Park, which features Cineworld, Nuffield Health, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park, and a range of restaurants. Additionally, Harrison Park and the Union Canal are in close proximity.

## Get in touch



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## Video Tour



## Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.