

COULTERS<sup>©</sup>

# 17 (2F2) STEWART TERRACE

GORGIE, EDINBURGH, EH11 1UP

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

This charming second-floor flat is situated on a quiet street in the heart of Gorgie and is part of a traditional stone-built tenement, exuding classic Edinburgh character offering a prime location with excellent amenities and convenient transport links. The property enjoys a shared garden and on-street parking.

## KEY FEATURES



Second floor flat.



One generous double bedroom.



Shared rear garden.



On street permit parking.



Fantastic transport links to the city centre.



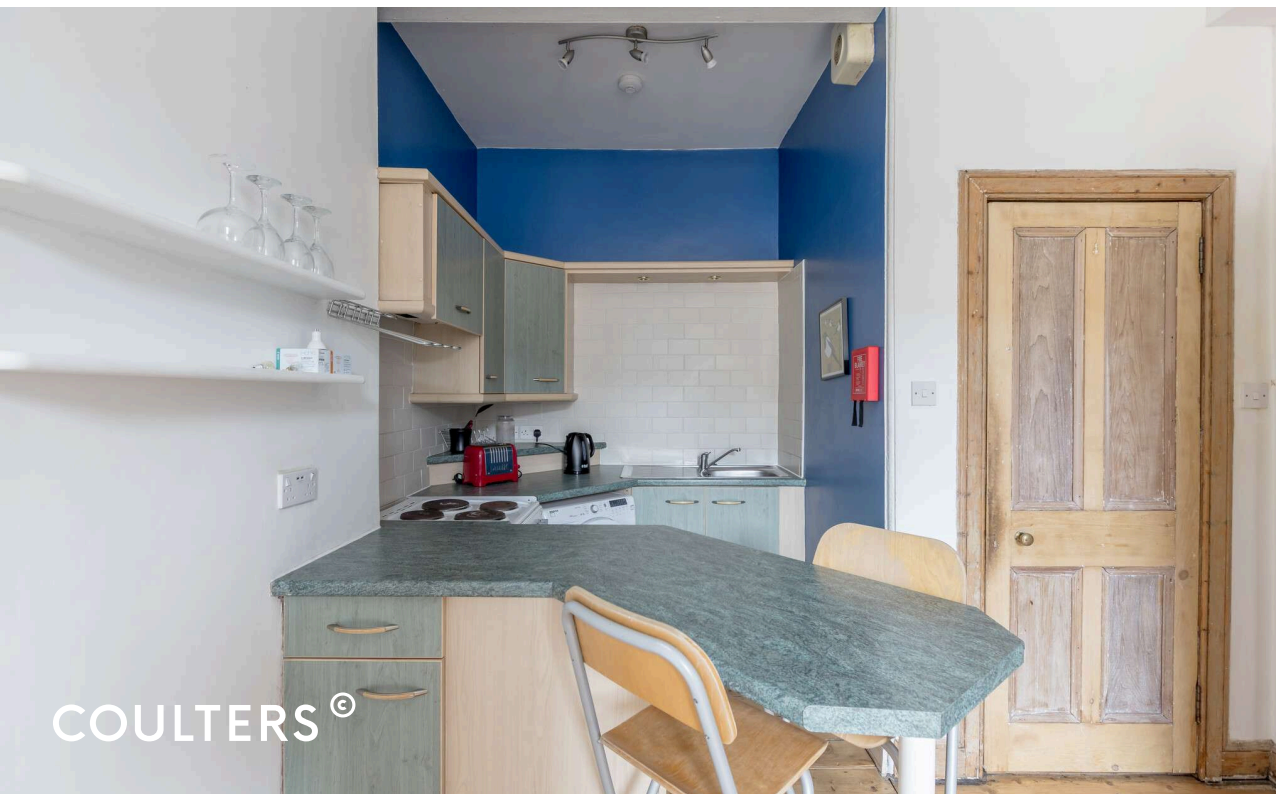
An array of local shops and eateries nearby.



EPC Rating - C



Council Tax Band - B





Upon entering, you're welcomed into a bright and airy living space, featuring a spacious lounge that serves as the heart of the home. The adjoining compact kitchen is equipped with modern amenities, including an electric hob, oven, and standalone fridge-freezer. The double bedroom is generously proportioned, providing plenty of space for wardrobe and storage units.

The property also comprises a well-appointed bathroom, complete with a shower over the bath, chrome heated rail, and a separate WC. Additional features include double glazing, gas central heating, and a shared garden, enhancing the overall appeal of this delightful flat. This property is ideal for first-time buyers or rental investors seeking a well-maintained flat in a sought-after location.



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## THE LOCAL AREA

Located west of Edinburgh City Centre, Gorgie is a lively and cosmopolitan neighborhood, perfect for first-time buyers and professionals. It offers easy access to recreational amenities like Fountain Park with a Cineworld Cinema, Genting Casino, Tenpin Bowling, and Nuffield Health Fitness. The Union Canal nearby offers scenic routes for walking, cycling, and running. Gorgie is known for its bustling coffee shops, niche retailers, pubs, and takeaways, with acclaimed restaurants a short distance down the road in Dalry.

Gorgie has independent convenience stores, a Scotmid, bakeries, pharmacies, and more for daily shopping. Larger shopping needs can be met at Lidl in Dalry, with Aldi and Sainsbury's less than a ten-minute walk away. The property is conveniently located for Heriot-Watt University and Edinburgh Napier University, with regular bus services to the City Centre. The City Bypass, Edinburgh Airport and M8 are all easily accessible.

## EXTRAS

All blinds, curtains, light fittings, fitted floor coverings and white goods are included in the sale price.

**HOME REPORT VALUATION: £145,000**



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0131 603 7333

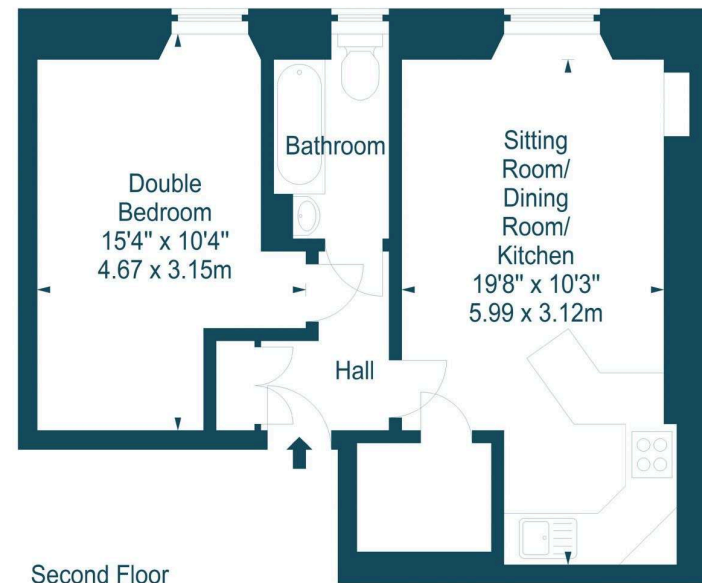


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**Stewart Terrace, EH11 1UP**



Approx. Gross Internal Area  
431 Sq Ft - 40.04 Sq M  
For identification only. Not to scale.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.