



Solicitors & Estate Agents



Offers Over

£225,000

4/4 Stewart Terrace

Gorgie | Edinburgh | EH11 1UY

This impressive and well proportioned first floor flat is pleasantly situated within the high amenity residential area of Gorgie, close to exceptional day to day amenities and easy reach of the West End, Haymarket Railway Station and the City Centre. There is an allocated parking space within the residents' car park and a large shared terrace to the rear.

-  Sitting/dining room
-  Kitchen
-  2 double bedrooms with built-in wardrobes
-  Bathroom
-  Allocated parking space
-  Shared terrace to the rear
-  EPC rating - C
-  Council tax band - D



Description

Located in the popular and convenient residential area of Gorgie, this superb 2 bedroom first floor flat forms part of a factored development. The property benefits from an allocated parking space within the residents' car park. A stone's throw away are a variety of local amenities and with excellent public transport, Haymarket Train Station, the West End and the City Centre are all easily accessible.

The bright accommodation comprises sitting/dining room with Juliet balcony to the rear, modern fitted kitchen with appliances, 2 generous double bedrooms with built-in wardrobes and a bathroom.



Gardens & Parking

There is a large shared terrace to the rear accessed from the communal stair and an allocated parking space within the residents' car park.

Extras

All fitted floor coverings, blinds, light fittings, double oven, hob, extractor hood, dishwasher, fridge/freezer and washing machine are included in the sale price.

Viewing

By appointment through Neilsons (0131 625 2222).





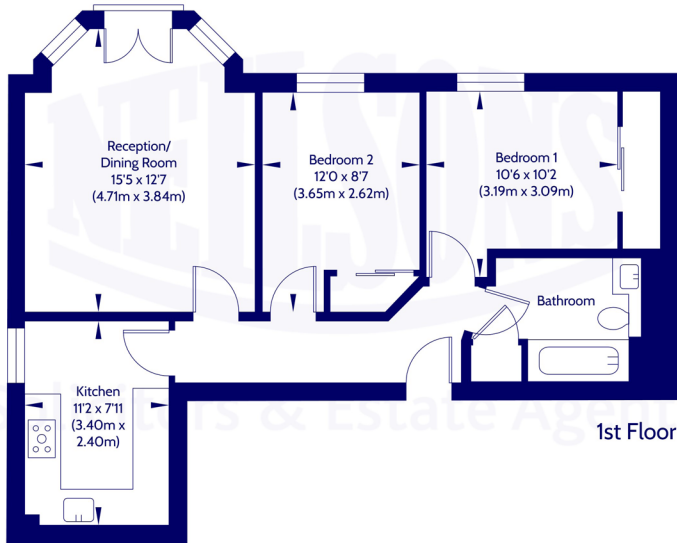
Location

The property is in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh city Centre. There is a regular bus service to the city centre and surrounding areas and the city-bypass is easily accessible with links to central Scotland's main motorway network. Haymarket train station is within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Lidl and a large Sainsbury's, as well as 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 includes Cineworld cinema, Nuffield Health, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and an excellent range of restaurants, bars and pubs.





Approx. Gross Internal Floor Area 59 Sq M / 633 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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