










Offers Over

£160,000

27/2 Stewart Terrace

Gorgie | Edinburgh | EH11 1UW

This impressive and well proportioned ground floor flat is offered to the market in true move-in condition and 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 and Haymarket Railway Station by way of good public transport. This property will undoubtedly appeal to first-time buyers, young professionals and internal viewing is highly recommended.

-  1 Bedroom
-  1 Public room
-  1 Shower room
-  Permit/metered parking
-  Private garden to front
-  EPC rating - C
-  Council tax band - B



Description

The property in brief comprises; welcoming entrance hallway, spacious and bright reception room pleasantly overlooking the front and open plan to contemporary fitted kitchen, light and airy double bedroom and stunning fitted shower room with separate WC. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the appliances in the kitchen.

Gardens & Parking

To the front of the property there is a well maintained private garden. There is a communal garden located to the rear and permit/metered parking is available to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

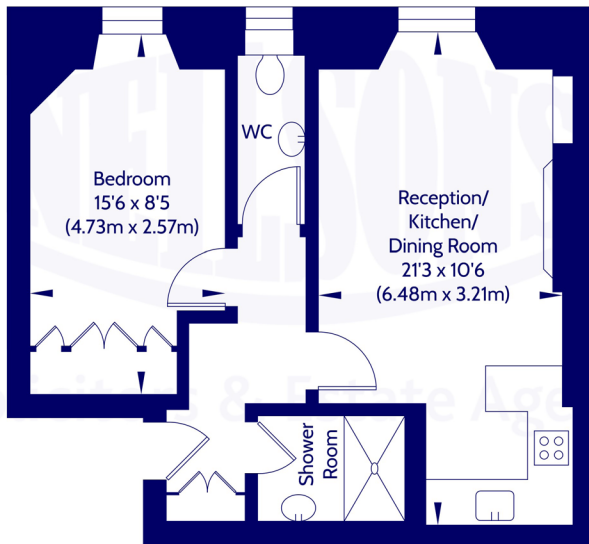
The property is in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh city Centre. There is a regular bus service to the city centre and surrounding areas and the city-bypass is easily accessible with links to central Scotland's main motorway network. Haymarket 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 40 Sq M / 431 Sq Ft.

Ground Floor



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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