

**46/15 Stewart Terrace
Edinburgh EH11 1UJ**

Offers Over £160,000

- Superb one bed plus box room tenement flat
- Lounge Diner
- Kitchen with ample storage
- Well appointed double bedroom
- Versatile box room
- Bathroom with Three piece suite and mains shower over bath
- Double Glazing & Gas central heating
- Residents permit parking

Council Tax Band: B
Tenure: Freehold



Exceptional one bed plus box tenement flat

46/15 Stewart Terrace is an exceptional one-bedroom plus box room tenement flat, ideally located in the highly sought-after Gorgie area of the city. Situated in a vibrant and well-connected neighbourhood, the property is within easy reach of a wide range of local amenities, Haymarket train station, and the Edinburgh tram network. Bright and spacious throughout, this superb home is offered to the market in walk-in condition and is sure to appeal to first-time buyers, downsizers, and investors alike.

Offering a well-balanced and thoughtfully laid out interior the accommodation opens with a welcoming entrance hallway, complete with a useful storage cupboard, ideal for everyday convenience. The lounge and dining area enjoys an abundance of natural light, creating a bright and airy atmosphere, perfect for entertaining family and friends. Well appointed and highly practical, the kitchen features ample wall and base units for storage, along with an electric oven and gas hob. The double bedroom is spacious and well-proportioned, offering a comfortable and relaxing retreat with ample space for furnishings and storage while the versatile box room provides an ideal space for a home office, dressing room, nursery, or additional storage. A contemporary bathroom completes the accommodation, fitted with a three piece suite and mains shower over bath. Further benefits include gas central heating and double glazing ensuring comfort and energy efficiency. Externally, the property enjoys access to a communal garden, perfect for relaxing outdoors, as well as residents' on-street parking for added convenience.

Gorgie is ideally situated to the west of Edinburgh's city centre, offering an excellent balance of convenience and community. The area benefits from frequent public transport links, including nearby bus routes and easy access to the Edinburgh Trams network, providing quick and direct connections across the city and to Edinburgh Airport. Haymarket Station is just a short distance offering rail and tram links, ensuring effortless commuting throughout Edinburgh and beyond. For motorists, the nearby A8 allows fast access to the west and the central motorway network. A wide range of local amenities can be found close by, including major supermarkets such as Sainsbury's, Lidl, and Aldi, as well as an excellent choice of independent shops and services in both Gorgie and neighbouring Dalry. The area also boasts great leisure and recreational facilities, including Fountain Park Leisure Complex—with its cinema, gym, and restaurants—Dalry is equally renowned for its vibrant café culture and diverse selection of popular bars and restaurants, creating a lively and welcoming neighbourhood atmosphere.

Viewing By appointment 0131 337 1800

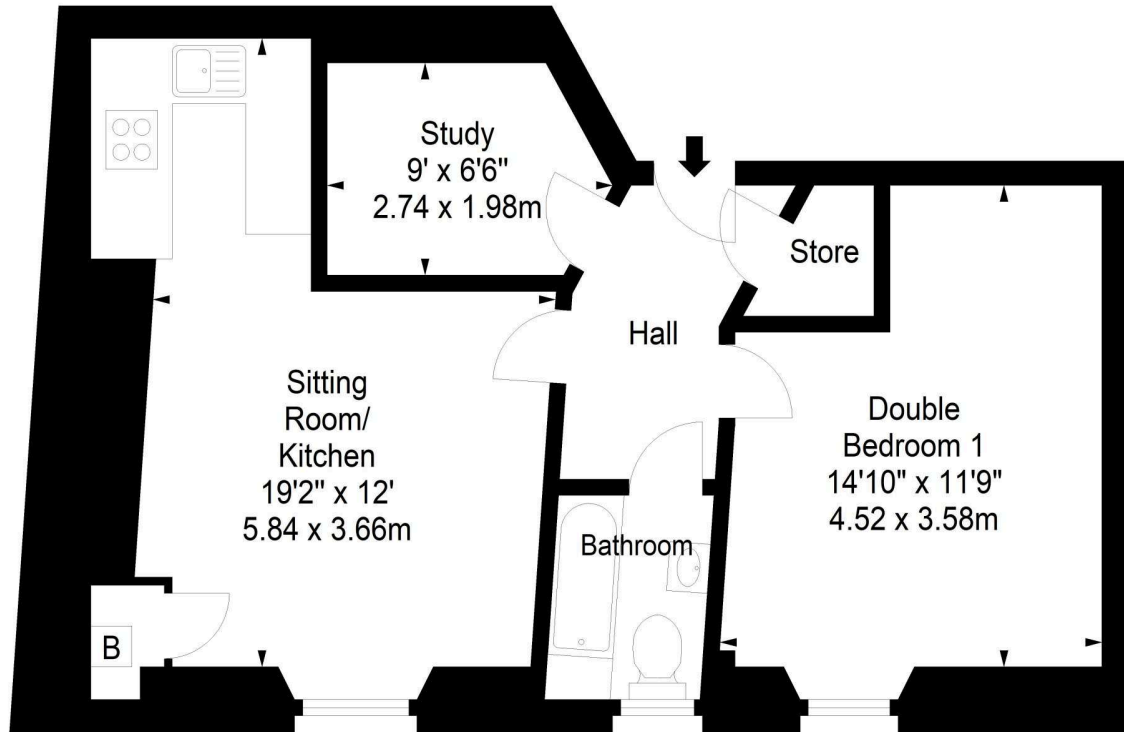
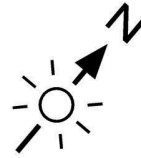




Stewart Terrace,
Edinburgh,
Midlothian, EH11 1UJ



Approx. Gross Internal Area
533 Sq Ft - 49.52 Sq M
For identification only. Not to scale.
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Third Floor



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