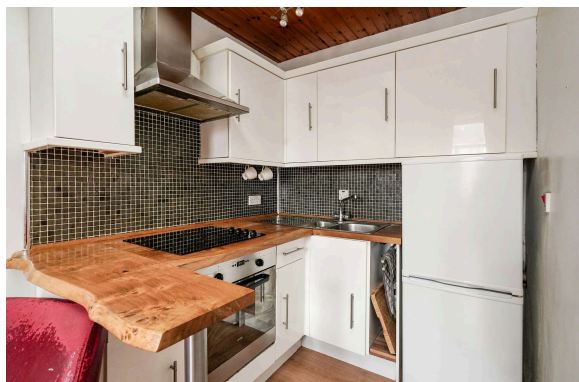




13/10 Stewart Terrace  
GORGIE | EDINBURGH | EH11 1UR

  
**warners**  
solicitors & estate agents



## 13/10 Stewart Terrace

GORGIE | EDINBURGH | EH11 1UR

Beautifully presented and exceptionally bright, this impressive second-floor front-facing flat forms part of a traditional refurbished tenement in the highly sought-after Gorgie district of Edinburgh. Offering stylish interiors and true move-in condition, this property is an ideal opportunity for first-time buyers, professionals, or investors alike.

The accommodation comprises a welcoming entrance hall leading into a spacious and elegant lounge featuring an attractive electric fire place, creating a warm and inviting focal point. The contemporary open-plan fitted kitchen is thoughtfully designed with modern units and finishes, perfectly suited for both everyday living and entertaining.

The generously proportioned double bedroom provides excellent space and comfort, while the luxury refitted bathroom includes a sleek modern shower suite finished to a high standard.

Further benefits include attractive laminate flooring throughout, PVC double glazing, secure entry phone access, well-maintained shared garden grounds, and convenient on-street parking.

Located within a traditional Edinburgh tenement setting in popular Gorgie, the property enjoys excellent local amenities, superb transport links, and easy access to the city centre.

A stylish turnkey home in a vibrant and convenient location — early viewing is highly recommended.

- Beautifully presented traditional tenement flat
- Bright lounge with feature electric fireplace
- Modern open-plan fitted kitchen
- Spacious double bedroom & luxury bathroom
- Move-in condition with double glazing & secure entry
- Prime Gorgie location close to city centre.

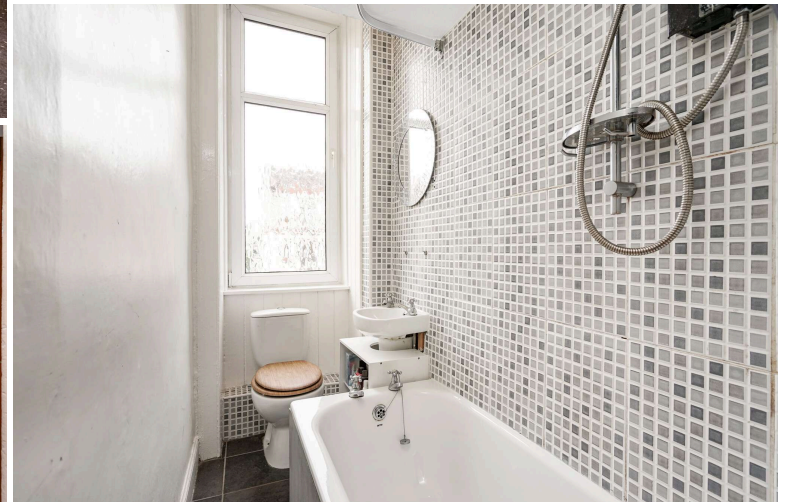
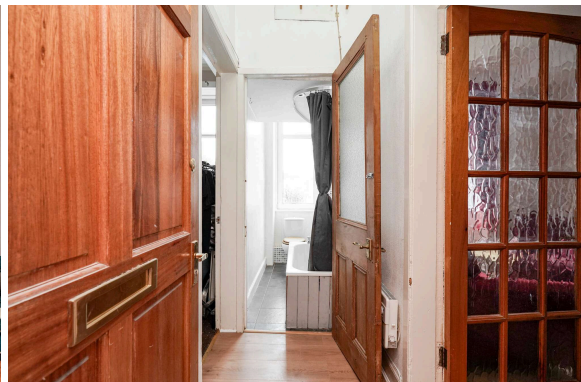
Energy Rating D , Council Tax B

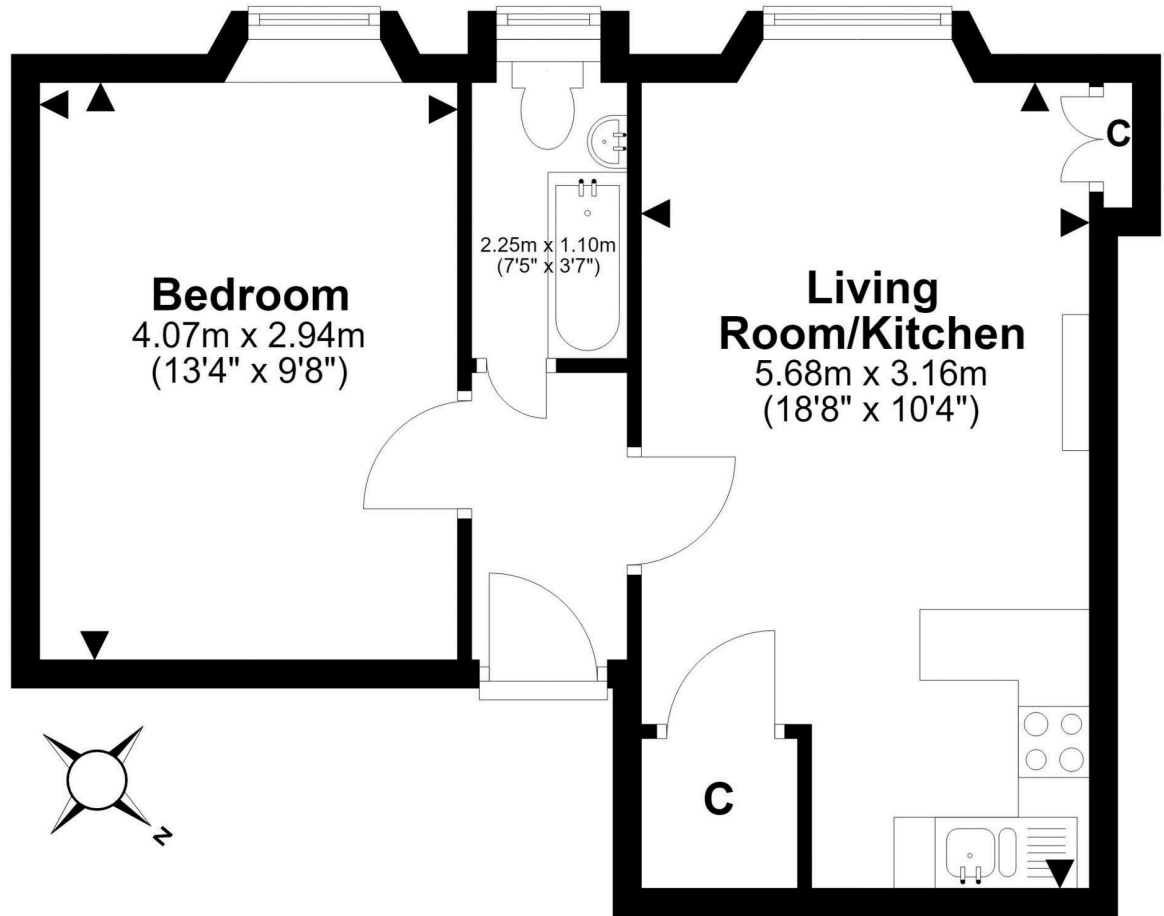
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, integrated appliances and the fridge/freezer are included in the sale

The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists and doctors. There is a large Asda supermarket at Newmart Road, a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue and a Sainsburys on nearby Westfield Road. Leisure and recreational opportunities nearby include Saughton Public Park, Carrick Knowe Golf Course, Edinburgh Zoo, Murrayfield Stadium and Fountain Park Leisure Complex. Schooling is available locally from nursery to senior level with Napier University at Sighthill easily accessible for the more mature student. Excellent bus and tram services provide easy access to the City Centre and beyond, whilst the City Bypass, motorway networks and the airport are all easily reached by car.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.