



42/11 STEWART TERRACE

Gorgie, Edinburgh, EH11 1UJ



1

Public Room



1

Bedroom



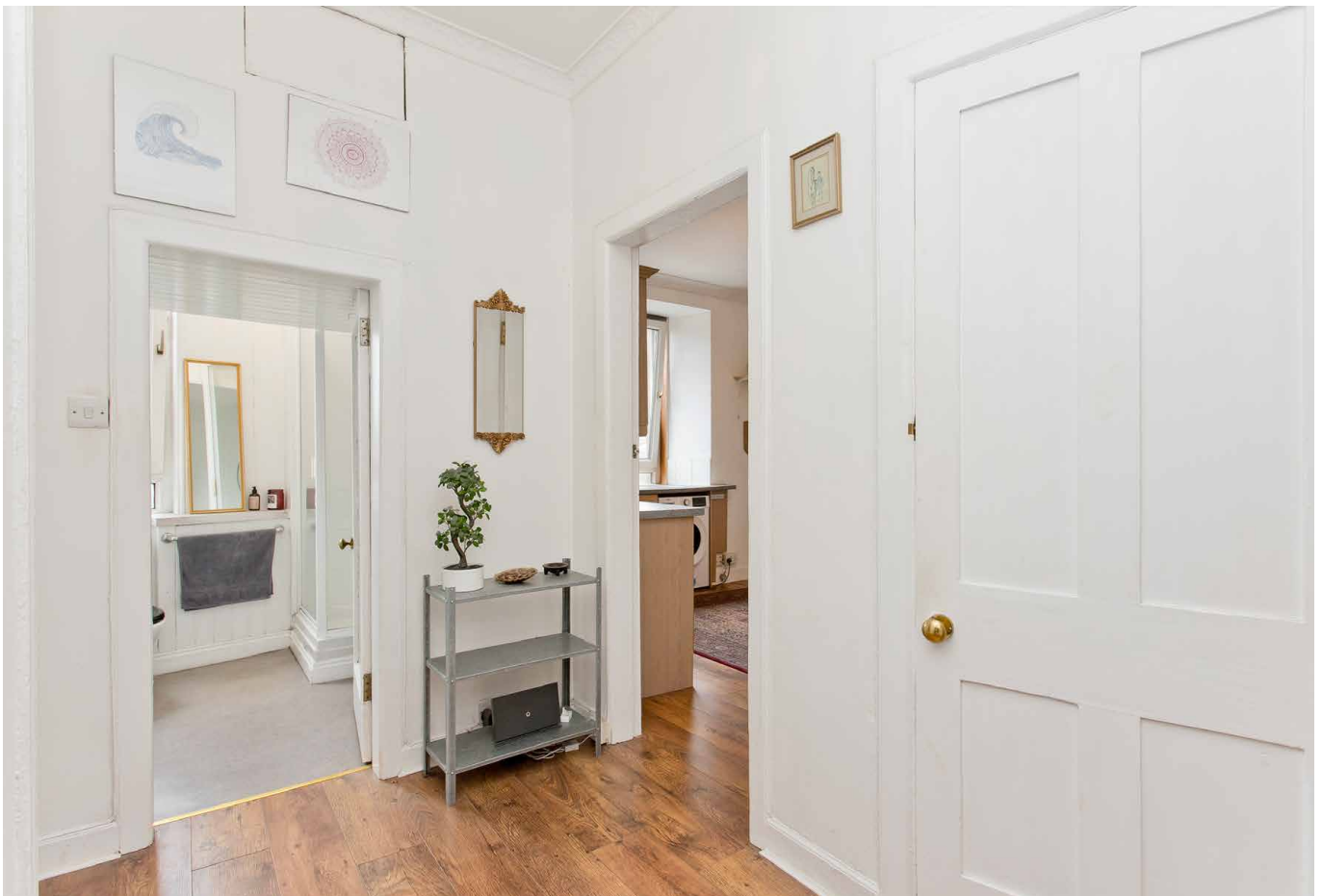
1

Bathroom



42/11 STEWART TERRACE

Presenting a bright and airy home in vibrant central Gorgie, just over a mile from Haymarket transport hub and Edinburgh's West End, this spacious second-floor flat features a double bedroom, a versatile box room, a shower room, and an open-plan living/dining room and kitchen. The property retains the generous proportions and high ceilings associated with traditional Edinburgh tenements, whilst neutral décor throughout provides an appealing blank canvas for buyers. It is an ideal choice for first-time buyers, professionals, or buy-to-let investors, further benefiting from access to a large communal garden and on-street parking regulated under Controlled Parking Zone S6.







D
EPC
RATING

B
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Popular central Gorgie location within easy reach of the West End
- Bright and spacious second-floor flat within a traditional tenement
- Communal stairs with secure entry system
- Inviting entrance hall with storage
- Open-plan living/dining room and kitchen
- Double bedroom with storage
- Versatile box room/study
- Shower room with a new shower unit
- Large communal garden
- On-street parking (CPZ S6)





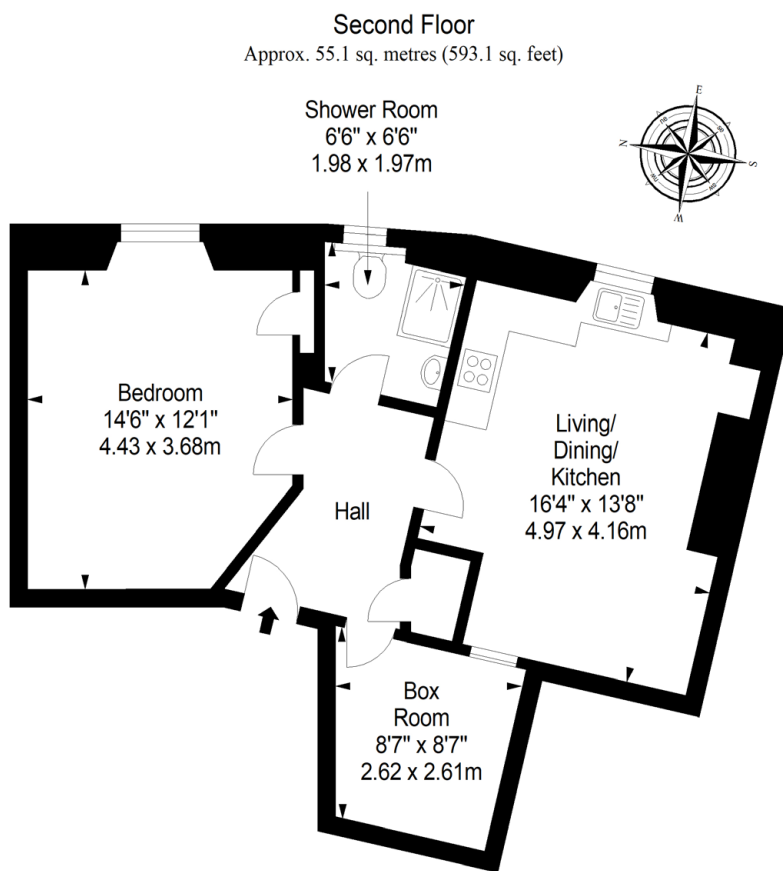


Extras: All fitted floor and window coverings, light fittings, fridge, and washing machine are included in the sale. While the furniture is not included, the seller may be open to discussing the inclusion of selected items by separate negotiation.



GORGIE, EDINBURGH

Located approximately two miles south-west of the city centre, the popular area of Gorgie enjoys a small-town ambience with a fantastic range of local services and amenities. Bustling Gorgie Road is home to a vibrant selection of local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser. Popular for its diverse social scene, Gorgie boasts an organic mix of trendy bars and bistros, award-winning restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sports, leisure, and entertainment. For sports fans, it is best known for Tynecastle Park (home to Heart of Midlothian F.C.) and its proximity to Murrayfield Stadium, which hosts various live sports and music events throughout the year. A cherished fixture in the community for more than 30 years, LOVE Gorgie Farm promises fun for all the family with hands-on activities in farming, gardening, and handicrafts. The area is served by excellent city bus links, the tram line, and the closest train station (Slateford), which offers services between Edinburgh and Glasgow. Gorgie benefits from swift and easy access to the Edinburgh City Bypass, Edinburgh Airport, and the M8/M9 networks.



Total area: approx. 55.1 sq. metres (593.1 sq. feet)

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