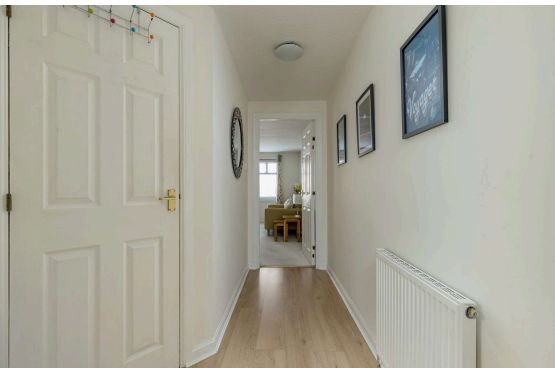


**4/3 Stewart Terrace
Edinburgh EH11 1UY**

Offers Over £155,000

- Superb 1 bed apartment
- Modern development
- Lounge/Diner
- Kitchen with ample storage
- Double bedroom with built in wardrobes
- Modern wet walled shower room
- South facing communal terrace
- Allocated parking space

Council Tax Band: C
Tenure: Freehold
Annual Service Charge: £1080



Superb 1 bed Flat

Blair Cadell are delighted to present this superb 1 bed apartment forming part of a modern development situated just off the ever popular Gorgie Road. Ideally located, the property is within easy reach of a wide range of local amenities and excellent transport links. Presented in walk-in condition, the property will appeal to first-time buyers, downsizers, and investors alike. Early viewing is highly recommended.

This well-presented property features a welcoming entrance hallway with two useful storage cupboards, leading into a bright and spacious lounge/dining room with an attractive decorative fireplace creating a cosy focal point. Double doors open through to the well-appointed kitchen, which is fitted with a range of wall and floor-mounted storage units, along with an electric oven and gas hob. The property also offers a generously sized double bedroom with built-in wardrobes providing excellent storage, and a modern wet-walled bathroom complete with a walk-in shower. Externally, residents can enjoy a sunny south-facing communal terrace, perfect for relaxing outdoors, while an allocated parking space adds further convenience.

The development is professionally factored by James Gibb Factor, with an annual fee of approximately £1080 covering building insurance and the maintenance of the communal grounds and shared areas.

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

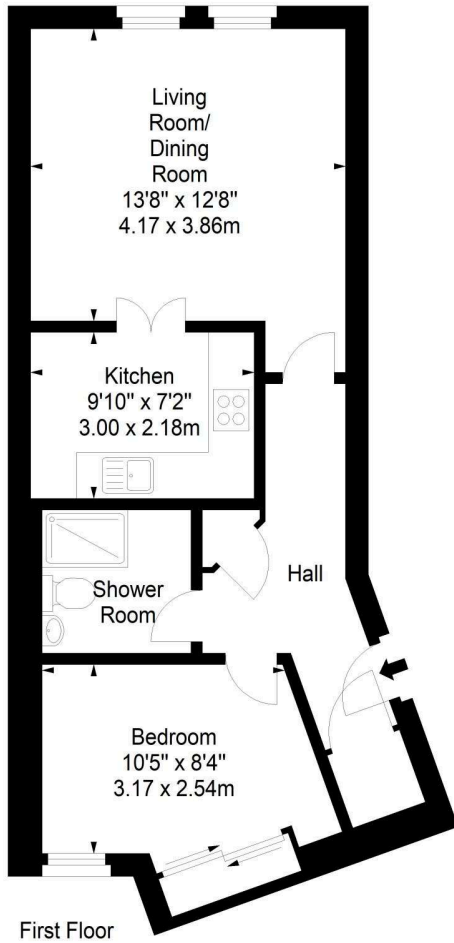




Stewart Terrace,
Edinburgh,
Midlothian, EH11 1UY



Approx. Gross Internal Area
516 Sq Ft - 47.94 Sq M
For identification only. Not to scale.
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