



2F4, 31 Stewart Terrace
Gorgie, EH11 1UN

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

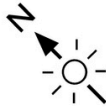
- Living Room
- Kitchen
- One Double Bedroom
- Shower Room
- W.C Apartment
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – C



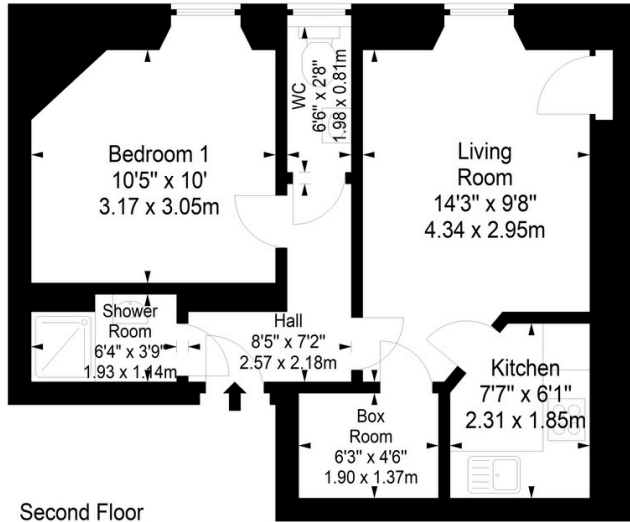
Situated within a traditional tenement building, this generously proportioned second-floor flat enjoys a desirable location in the popular Gorgie area. A variety of local shops, services, and amenities are within easy reach, while excellent public transport links provide quick and convenient access to the city centre and beyond. The property also offers excellent connectivity to the City Bypass for commuters. In move-in condition, the accommodation comprises, a welcoming entrance hallway, bright and spacious living room, separate modern fitted kitchen, box room, one good-sized double bedroom, shower room and W.C apartment. Externally, there is a communal garden to the rear of property and there is on-street permit parking available. The property benefits double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and light shades. All appliance included in the sale are sold as seen with no warranty provided.



Stewart Terrace,
Edinburgh,
Midlothian, EH11 1UN



Approx. Gross Internal Area
420 Sq Ft - 39.02 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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