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Offers Over
£140,000

9/3 Stewart Terrace

Gorgie | Edinburgh | EH11 1UT

Set within a traditional tenement building in the ever-popular Gorgie area of Edinburgh, this ground floor one-bedroom flat presents a fantastic opportunity for first-time buyers, young professionals, or buy-to-let investors. Positioned in a high-amenity location with excellent transport links, shops, and cafés all nearby, the property offers both convenience and excellent potential.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Private and shared gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

A welcoming entrance hallway leads into the heart of the home – a bright open-plan lounge/kitchen/diner. This well-designed space incorporates a range of integrated and freestanding white goods, a practical breakfast bar, partial tiling in splash areas, and under-unit lighting. Traditional character is retained with a shelved Edinburgh press, while a large pantry/utility cupboard provides excellent additional storage. The bedroom is a comfortable front-facing double room with ample space for freestanding furniture and flexible layout options. Completing the accommodation is a shower room featuring partial wall tiling, tiled flooring, a double shower cubicle, and a heated towel rail.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, residents benefit from a small section of private front garden as well as a well-kept shared rear garden. For the car owner, there is on-street permit and metered parking available within the area.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, and washer-dryer, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





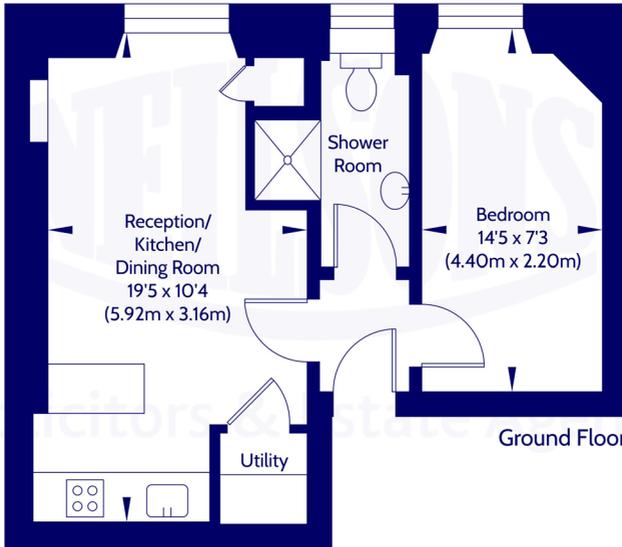
Location

The property is located in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh's city centre. There are several excellent bus services on Gorgie Road leading to many parts of the city, including access to the Royal Infirmary of Edinburgh. The location is ideal for the commuter with the citybypass just a short drive away, linking Scotland's main central motorway network system. Haymarket train station is also within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Aldi and a large Sainsbury's, as well as specialist shops, DIY stores cafes and bars. A good range of leisure facilities are also within easy reach, including The Gym, Pure Gym and Fountain Park, which includes Cineworld cinema, Nuffield Health, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and an excellent range of restaurants, bars and pubs. Harrison Park and the Union Canal are also in close proximity.





Approx. Gross Internal Floor Area 34 Sq M / 367 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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