



Solicitors & Estate Agents



Offers Over

£140,000

17 (GF1) Stewart Terrace

Gorgie | Edinburgh | EH11 1UP

This attractive ground floor flat is quietly positioned at the rear of a traditional tenement, located within the heart of Gorgie within easy reach of excellent amenities and transport links with the city centre just a short journey away.

-  1 Bedroom
-  1 Public room
-  1 Shower room
-  Communal Gardens
-  On-street Parking
-  EPC Rating – E
-  Council Tax Band – B



Description

The property is presented in good order throughout and would make an ideal purchase for the first time buyer or investor, seeking a great flat in an excellent central location. The light and neutral accommodation comprises; entrance hallway, well proportioned reception/dining room with outlook over the communal rear garden. The modern fitted kitchen is accessed from the reception room and is fitted with a range of wall and base units, complementary worktops and tiled splashback with a useful fold down breakfast bar. The rear facing double bedroom, again with leafy aspect over the communal garden, benefits from built-in storage with additional overhead storage. The extensively tiled shower room comprises of a two piece suite with sink and shower enclosure housing the electric shower. Finally, the two piece WC apartment, again with window to rear, is fully tiled with WC and wash hand basin. Further benefits include electric heating and double glazed window units, which were installed approx. 2 years ago.



Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the electric cooker, fridge, washing machine and contemporary wall-mounted electric fire. Other items of furniture can be made available by separate negotiation.

Externally

There is a communal garden located to the rear of the tenement and permit and metered parking is available within the street.

Viewing

By appointment through Neilsons on 0131 625 2222.



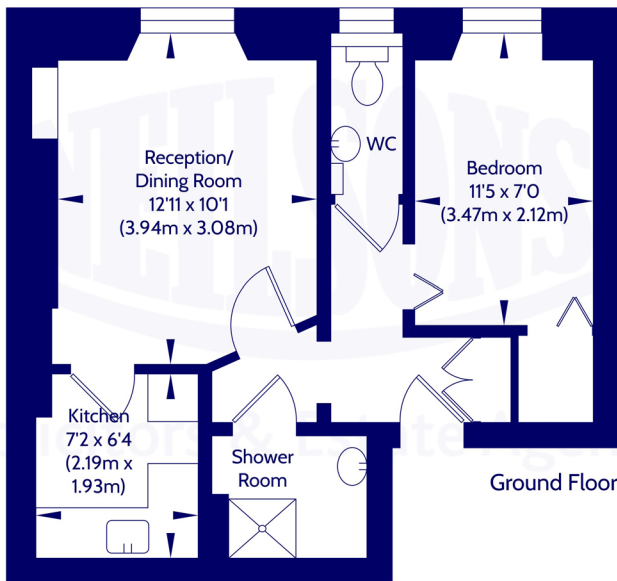


Location

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 36 Sq M / 389 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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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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