

46/11 Stewart Terrace, Edinburgh, EH11 1UJ



For Sale

Very well presented and bright 2nd floor front facing flat within traditional built tenement. Hallway, south facing lounge/dining room with open outlook, separate modern fitted kitchen with appliances, double bedroom with built in mirror wardrobes and white 3pc shower room. Gas central heating and double glazing. Shared garden to rear and on street parking to front. Secure entry phone system. Ideal first-time purchase or rental investment.

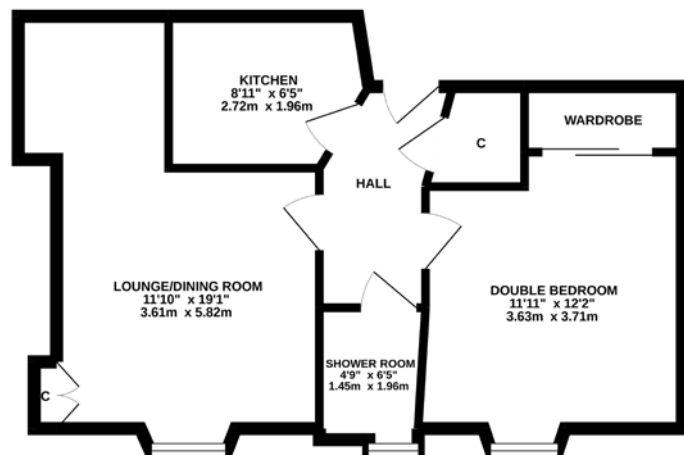


46 Stewart Terrace, between Slateford Road and Gorgie Road, lies some 2 miles West of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus service available on both Slateford Road and Gorgie Road. Alternatively, a number of major roads and Haymarket Railway Station allow for ease of commuting outwith the city boundaries. Within the immediate vicinity there are amenities to meet everyday needs including shops, Edinburgh West Retail Park, Lidl, Aldi and Sainsbury's supermarkets. Recreational needs are well provided for by way of Harrison Park, Union Canal walkway, gyms, restaurants and bars with nearby Fountain Park housing a multi screen cinema complex

Energy Performance Rating C

Viewing by appointment on 0131 226 9167

2ND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, walls, rooms and any other items are approximate and responsibility is taken for any errors or omissions on this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hozonplan 10/2022