



19/11 Stewart Terrace,
Edinburgh, EH11 1UP



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Located in the popular Gorgie area of Edinburgh is this bright second floor flat forming part of a traditional tenement building. Although the property requires a degree of modernisation, it has double glazing and electric heating.

The accommodation includes an entrance hall with recess housing with cupboard above. The lounge has electric fire with surround, window with storage cupboards beneath, alcove with cupboard beneath, dining recess and door the kitchen. The kitchen is fitted with base and wall units with the cooker and washing machine to remain. The double bedroom has fitted wardrobe and window to the front. Completing the accommodation is the bathroom with window to the front fitted with a three piece white suite with shower over the bath.

Externally, there is a shared garden to the rear.

This is an excellent opportunity for a first time buyer and early viewing is essential.

Area Description

Gorgie is a popular residential area situated just west of the city centre. The area boasts frequent and quick bus links across the city whilst Haymarket Station is on your doorstep. There are a wide variety of first rate local amenities close by including a Sainsbury's across the road and an ASDA at nearby Chesser. Fountain Park complex with its multi-screen cinema, fitness centre, bars and restaurants is moments away and Napier and Heriot-Watt universities, and Edinburgh College are also within easy reach.





Accommodation

Kitchen:	1.68m x 2.13m	(5'6" x 7')
Bedroom:	4.01m x 3.5m	(13'2" x 11'6")
Bathroom:	2.5m x 1.37m	(8'2" x 4'6")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by 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 Metropix copyright 2011.**

For more information or to register your interest, please contact:

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Agent's Note

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