

COULTERS[©]

15/12 STEWART TERRACE

GORGIE, EDINBURGH, EH11 1UR

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located in the established area of Gorgie, to the west of Edinburgh city centre, this delightful second-floor flat forms part of a traditional tenement building. Beautifully presented and lovingly cared for, the property offers a warm and welcoming interior, with a recently upgraded contemporary kitchen, double glazing and gas central heating, with the boiler replaced in 2018. The sitting room and dining room provide a comfortable space in which to relax, with a pleasant outlook to the rear of the building. Fitted carpet underfoot and space for both a lounge arrangement and a dining table and chairs make this a versatile reception room.

KEY FEATURES



Delightful, well maintained and well presented 2nd floor flat.



Double bedroom with fitted wardrobes and separate boxroom.



Modern fitted kitchen.



Shared drying green to the rear of the property.



Located in the ever-popular area of Gorgie.



An array of local shops and amenities within a short walk.



EPC Rating - C



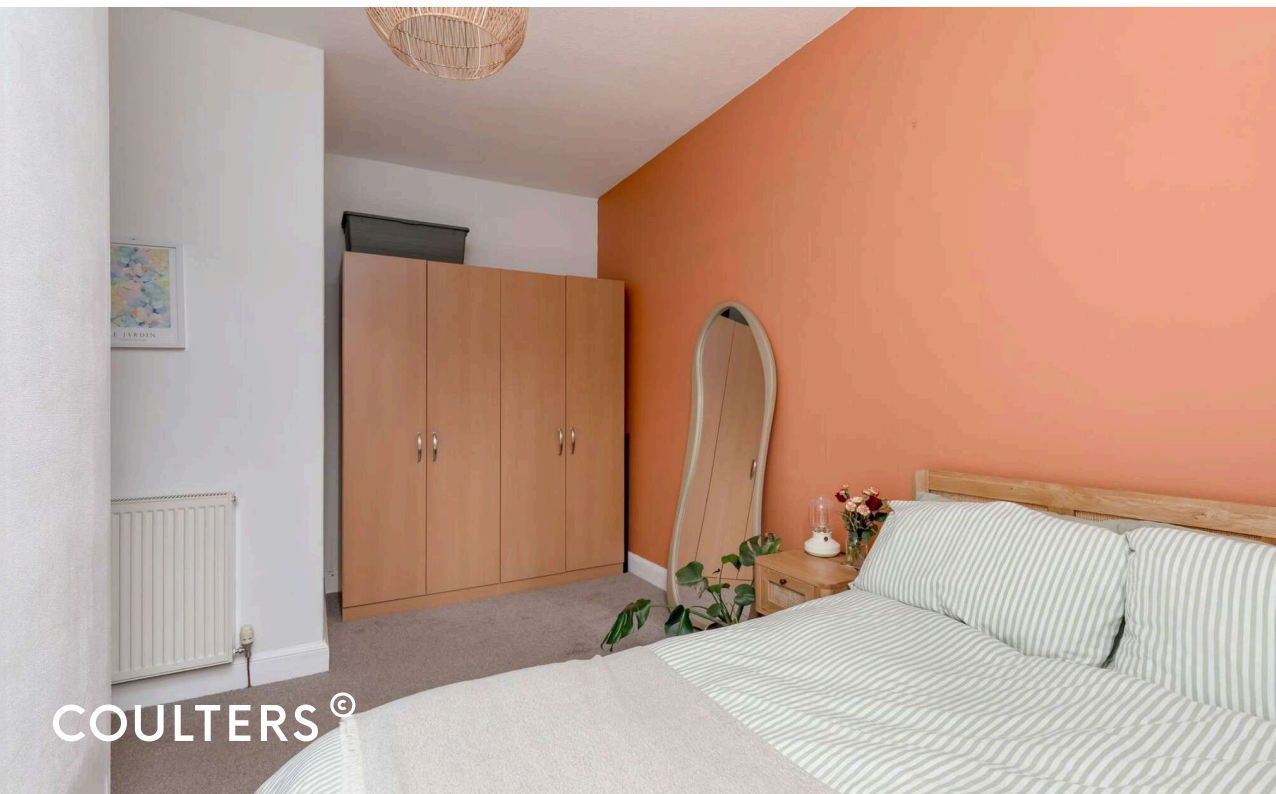
Council Tax Band - B



The recently upgraded kitchen is fitted with contemporary wall and base-mounted cabinetry, complemented by contrasting wood-effect worktops. The gas hob, oven, washing machine and freestanding fridge/freezer are included in the sale. The bright double bedroom also enjoys a leafy outlook to the rear and benefits from fitted wardrobes. A separate boxroom offers useful flexibility and has previously been used as a study. The bathroom completes the internal accommodation, fitted with a bath and mains shower over, wash hand basin and WC.

Externally, there is a shared drying area to the rear of the building, while residents' permit-holder parking is available on the surrounding streets.





THE LOCAL AREA

Located west of Edinburgh City Centre, Gorgie is a lively and cosmopolitan neighbourhood, perfect for first-time buyers and professionals. It offers easy access to recreational amenities like Fountain Park with a Cineworld Cinema, Genting Casino, Tenpin Bowling, and Nuffield Health Fitness.

The nearby Union Canal offers scenic routes for walking, cycling, and running. Gorgie is known for its bustling coffee shops, independent retailers, pubs, and takeaways, with acclaimed restaurants a short distance down the road in Dalry.

Shopping needs can be met at a large Sainsbury's and an Aldi supermarket less than a five-minute walk away.

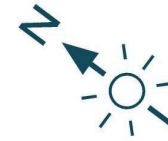
The property is conveniently located for Heriot-Watt University and Edinburgh Napier University, with regular bus services to the City Centre. Haymarket Station is within walking distance. The City Bypass, Edinburgh Airport and M8 are all easily accessible.

EXTRAS

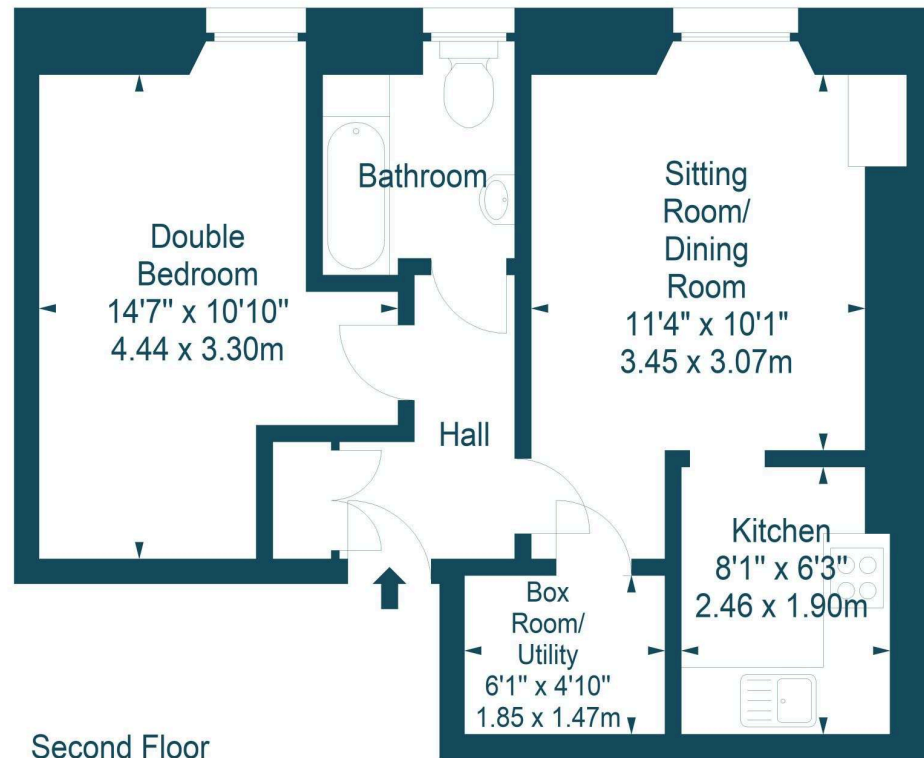
All blinds, light fittings, fitted flooring, fridge/freezer and integrated kitchen appliances are included in the sale price.



Stewart Terrace,
Edinburgh,
Midlothian, EH11 1UR



Approx. Gross Internal Area
448 Sq Ft - 41.62 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.