NEILSONS

Solicitors & Estate Agents



Offers Over

£180,000

37/11 Stewart Terrace

Gorgie | Edinburgh | EH11 1UN

This well proportioned third (top) floor flat forms part of a traditional tenement in the popular residential area of Gorgie, conveniently close to excellent local amenities, great transport links and within easy reach of the city centre. In move in condition, this home will undoubtedly appeal to first time buyers, young professionals and investors alike.

- 1 bedroom plus boxroom
- 1 public room
- 1 bathroom
- Communal garden
- Permit/meter parking
- EPC rating – C
- Council tax band - B



Description

The accommodation comprises a welcoming hallway, a bright lounge/dining room featuring a ceiling rose, window seat and feature fireplace, a fitted kitchen with a range of wall and base units with tiled splashbacks, a generously sized double bedroom, a versatile boxroom, ideal for use as a home office, and a bathroom with a white suite, heated towel rail and shower over the bath. Further benefits include a secure entryphone system, gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the 'before' images which have also been uploaded for perusal.





Extras

Included in the sale will be the gas hob and electric oven, washing machine, fridge/freezer, tumble dryer, and the wardrobes in the bedroom.

Gardens and parking

There is a well maintained communal rear garden for residents to enjoy, and there is permit/meter parking outside.

Viewing

By appointment through Neilsons (0131 625 2222).





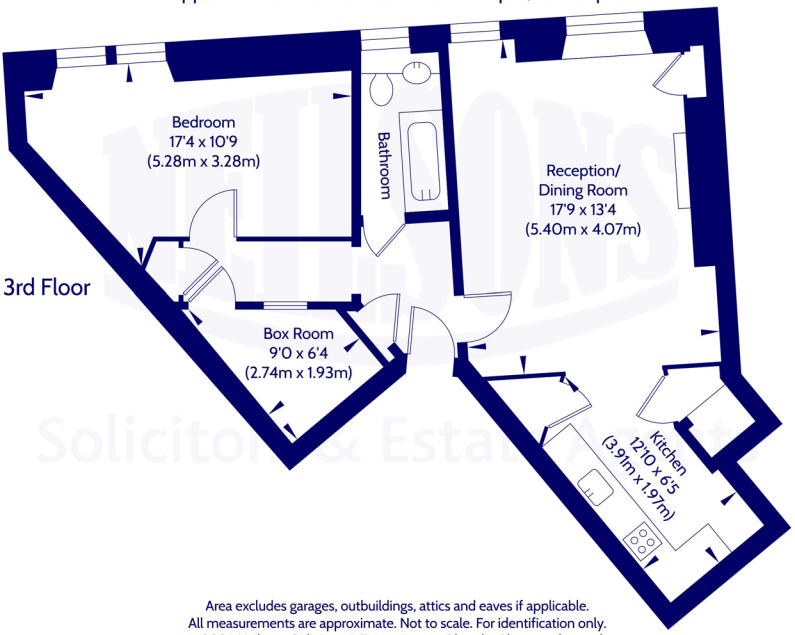




Location

Stewart Terrace is located in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh's city centre. Frequent bus services provide swift access in and around the city, connecting quickly to Napier and Heriot Watt Universities, with Haymarket Train Station and Murrayfield Tram Stop also within reasonable walking distance. The location is ideal for the commuter with the City Bypass just a short drive away, linking Scotland's main central motorway network system. There is an abundance of excellent amenities on the doorstep, including an Aldi and a large Sainsbury's, as well as specialist shops, cafes and bars. A good range of leisure facilities are also within easy reach, including The Gym, Pure Gym and Fountain Park Leisure Complex, which includes Cineworld, Nuffield Health, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and a range of restaurants. Harrison Park and the Union Canal are also in close proximity.

Approx. Gross Internal Floor Area 60 Sq M / 643 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.

NEILSONS

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