

One bedroom flat in fantastic condition

Located walking distance of Edinburgh's West End and Princes Street

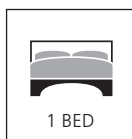


31/13 Stewart Terrace

Gorgie, Edinburgh, EH11 1UN



Scan Here!



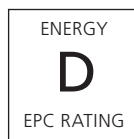
1 BED



1 BATH



SECURITY
ENTRANCE



ENERGY
D
EPC RATING



31/13 STEWART TERRACE



Gorgie is one of the city's most popular residential districts lying within walking distance of Edinburgh's West End and Princes Street. The area comprises a variety of property styles, the majority of which are substantial stone-built tenement properties built around the turn of the century, most of which have been fully refurbished in recent years.

The area offers an exceptionally wide choice of shopping facilities and these can supply every possible daily requirement. There are local Post Office services with a full choice of banking and building society services within the immediate vicinity. Should more specialised shopping

be required, the West End and Princes Street are only approximately five minutes away using one of the many and frequent bus services that pass down Gorgie Road. Haymarket Railway Station is also within close proximity of the property.

Edinburgh's entertainment facilities tend to be very highly concentrated at the West End. There are theatres and cinemas, the Usher Hall, all manner of hotels, restaurants and bars along with sports facilities and health clubs. If the return trip on foot is out of the question, a taxi trip will be extremely quick and inexpensive.



"...The living room is flooded with natural light..."

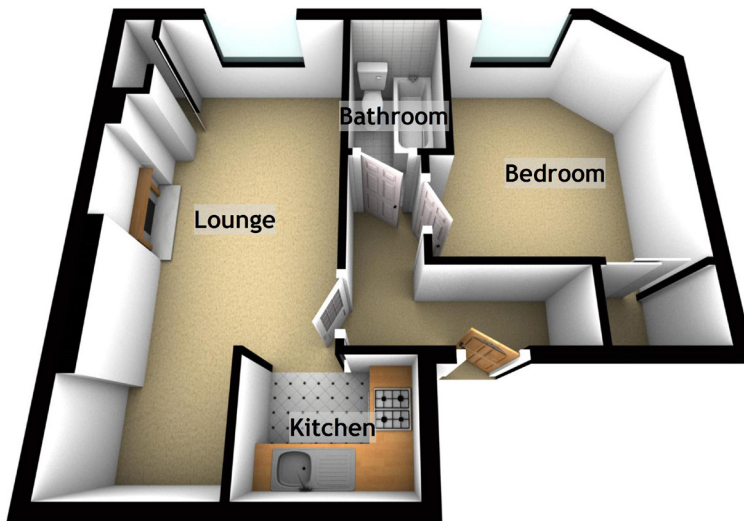


The Western Approach Road passes conveniently nearby and this gives quick and easy access to the Western part of the city and the motorway system. The location may therefore be of particular interest to anyone required to travel, perhaps in connection with their work.

This one bedroom apartment is entered via a welcoming hall and provides access to all rooms including a useful storage cupboard. The living room is flooded with natural light and provides plenty of space for furniture configurations as well as having a feature fire place. The kitchen is fitted with a good range of floor and wall mounted units providing lots

of worktop space and benefits from integrated four gas hob, oven, extractor fan and washing machine. The generous sized master bedroom benefits from built-in wardrobes and has plenty of space for free-standing units. In addition there is a good sized, modern, partially tiled bathroom.

This property also benefits from: gas central heating, full double glazing, secure door entry system, as well as more than adequate free on-street parking and communal garden space to the rear of the property.



APPROXIMATE DIMENSIONS

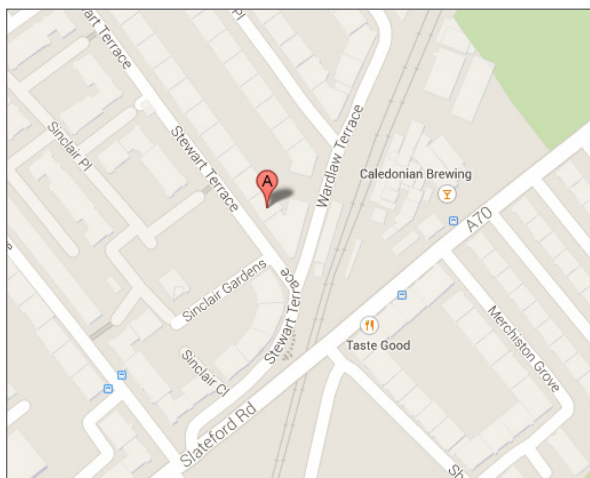
(Taken from the widest point)

Lounge	6.06m (19'11") x 2.99m (9'10")
Kitchen	1.91m (6'3") x 1.47m (4'10")
Bedroom	3.46m (11'4") x 3.25m (10'8")
Bathroom	2.02m (6'8") x 1.22m (4')

EXTRAS

(Included in the sale)

All fitted carpets and floor coverings, integrated appliances, and blinds. Other items may also be available through separate negotiation.



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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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