



## 29/12 Stewart Terrace, Edinburgh, EH11 1UN

Light & Well Presented, One Bedroom, Second-Floor Flat

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# Property Description

Light and well-presented, one-bedroom, second-floor flat, part of a traditional stone-built tenement. Conveniently located in the popular Gorgie area, west of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, double bedroom, a shower/utility room, and a WC.

Features include a modern fitted kitchen, double glazing, electric heating, and TV and telephone points. In addition, there is a shared garden, and unrestricted on-street parking to the front and surrounding streets.

The entrance hall gives access throughout and features ample space for outerwear. A good-sized public room offers space for both lounge and dining furniture, and includes a modern fireplace, a press cupboard, and carpeted flooring.

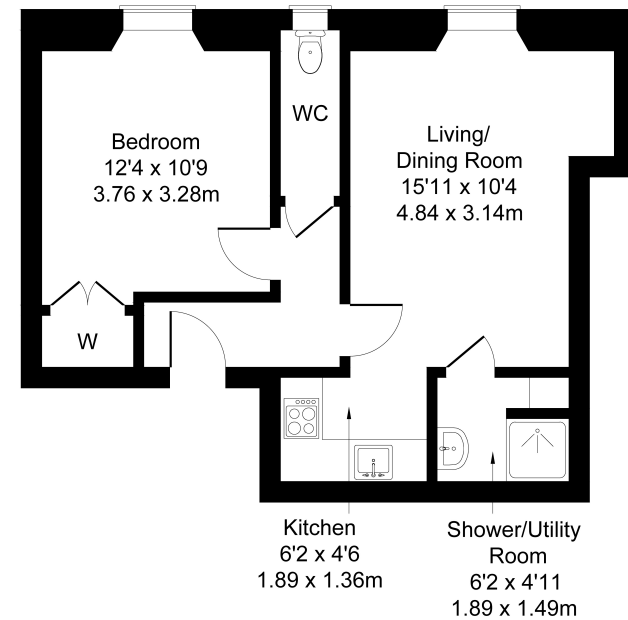
The kitchen is set internally off the lounge, modern fitted units include stone-effect worktops, a sink with drainer, a tiled surround, unit downlighting; and an integrated electric oven and ceramic hob with a canopy above. Also set internally off the lounge, is a modern shower and utility room with a worktop, an integrated cubicle and a hand basin.

The bright double bedroom has carpeted flooring, period cornice work, a window-box cupboard and a built-in wardrobe. Completing the accommodation, the WC is set off the hall with a window and modern wall panelling.



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Approximate Gross Internal Area: (484 sq ft - 45 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Gorgie is a popular and historic district of Edinburgh, just west of the city centre, comprising mostly of traditional stone-built tenements. Gorgie Road has a vibrant atmosphere, and provides extensive local amenities along its length, with a Sainsbury's and ALDI in Gorgie, and a 24-hour ASDA at Chesser providing superstore shopping. Home to Heart of Midlothian Football Club, there

are a number of leisure opportunities including Gorgie Farm, Dalry swimming pool, Craiglockhart Sports Centre, and Fountain Park with a multi-screen cinema, fitness centre and numerous restaurants. Frequent bus services are available from Gorgie Road, whilst Haymarket Station, Napier and Heriot-Watt universities and Edinburgh College are also within easy reach.













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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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