



Offers Over £175,000

Postcode: EH11 1UN

Bedrooms: 1

Council Tax: Band C

Exceptionally spacious, top-floor flat in ever-popular Gorgie

This much larger than might be expected one-bedroom, top-floor flat is in a traditional, Victorian tenement at the corner of Stewart Terrace and Wardlaw Terrace in the perennially desirable Gorgie area; one of Edinburgh's most vibrant locales. The enormous lounge benefits from a beautiful bay window with a bright and pleasing top-floor aspect. Lying on the south-western edge of Edinburgh's city centre, Gorgie is an area that benefits from all of the amenities that one normally associates with city centre living, such as medical practices; dental practices; supermarkets; and local shops. It also benefits from being within an easy walk of Fountain Park, with its multiplex cinema, bowling alley, health club, restaurants and bars. In the opposite direction, the green space at Saughton Park is also only a short walk away. Armchair sports fanatics might be willing to swap the comfort of their home for the brief stroll to either BT Murrayfield Stadium or Tynecastle Park in order to enjoy live, top-level sporting action.

Direct bus routes to most parts of Edinburgh are available from either Gorgie Road or Slateford Road. Haymarket railway station and tram stop are within walking distance or a only a lazy bus journey away, meaning that the Gyle Centre; offices in the business parks at the Gyle; the RBS headquarters at Gogarburn; and Edinburgh Airport are all within easy reach. The cultural diversions in the city centre are easily accessible, with Princes Street being only a 1.5 mile walk away. The flat is an ideal starter home for a single person or a young couple; and it has the potential for alteration and development into a two-bedroom property. It really is all things to all people!

Viewing

Open viewing is available on Sundays between 2pm and 4pm. Viewing at other times may be available by appointment. Please contact us on 0131 510 8740 or email info@mattac.legal and we will make suitable arrangements.



37/12 Stewart Terrace, Edinburgh

Accommodation

The property has been extensively upgraded, with double-glazing and gas central heating throughout. The most recent enhancement was the fitting of a modern combi boiler. The accommodation comprises:

- **Hallway:** Accessed from the well-maintained communal stair, the hallway features a drying pulley, laminate flooring and gas central heating radiator.
- **Lounge:** A stunning room, with an impressive bay window on the corner of the building boasting superb views across Edinburgh towards the Pentlands. The room also features laminate flooring and a lovely period fireplace, with tiled hearth and surround. Incredibly spacious, there is ample room for relaxing, entertaining or studying!
- **Kitchen / Diner:** Another exceptionally spacious room, the kitchen area is light and airy, with an extensive range of base and wall units. A utility cupboard off of the room contains the washing machine. There is a large larder cupboard, which can hide all those everyday items like vacuum cleaners, irons, ironing boards and so on; while a useful recess provides an ideal dining area.
- **Bedroom:** The bedroom is also pleasingly large. It features a fitted carpet and a central heating radiator. Ample storage is available and there is plenty of space to situate a desk for studying or working.
- **Bathroom:** The bathroom has a modern, three-piece suite with over-bath shower installed. It features laminate flooring and a gas central heating radiator, with mosaic effect tiling surrounding the wet areas.
- **External space:** A communal green lies to the rear of the building, for which the maintenance responsibility is shared between the proprietors of the individual properties within the block.

Features

The area benefits from on-street parking. Additionally, the property also benefits from full gas central heating, powered by a recently-fitted combi boiler, and uPVC double glazing.

Included In The Sale

All floor coverings, blinds, kitchen appliances and light fittings are included with the sale.

Energy Performance Certificate

The property is rated D for energy efficiency and D for environmental impact.

