'Superbly presented and spacious 2nd floor rear facing flat within traditional built tenement.'

Hallway, rear facing lounge with laminate flooring, open plan contemporary style breakfasting kitchen with appliances, good sized double bedroom, study/box room, modern shower room and separate W.C. Double glazed windows. Gas central heating. Entry phone system. Shared garden to rear. On street parking to front.

Stewart Terrace, just off Gorgie Road, lies some 2 miles West of Princes Street and is ideally placed for those working within the city centre with a regular bus service available on both Gorgie Road and Slateford Road. Alternatively, major access roads and Haymarket Railway Station allow for ease of travel out with the city. It is also worth noting the tram service which runs between Edinburgh Airport and Newhaven has a nearby station at Murrayfield. Within the immediate vicinity there are amenities to meet every day needs including shops, banks, public parks, Aldi and Sainsbury's supermarkets with nearby Fountain Park and Edinburgh West Retail Park providing additional facilities including leisure centres, cinemas and a number of major retailers.
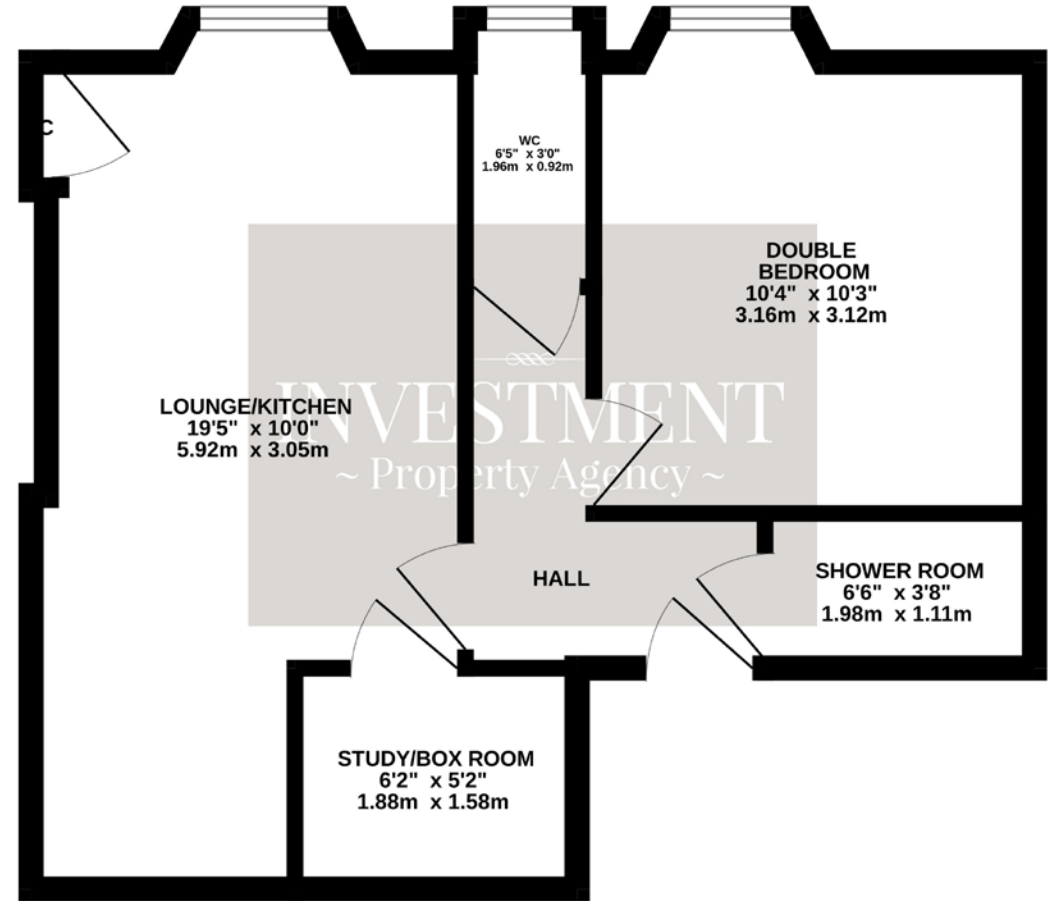
Energy Performance Rating
C

2ND FLOOR

WC
6'5" x 3'0"
1.96m x 0.92m

DOUBLE BEDROOM
10'4" x 10'3"
3.16m x 3.12m

LOUNGE/KITCHEN
19'5" x 10'0"
5.92m x 3.05m

INVESTMENT
~ Property Agency ~

HALL

SHOWER ROOM
6'6" x 3'8"
1.98m x 1.11m

STUDY/BOX ROOM
6'2" x 5'2"
1.88m x 1.58m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
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