

# 29/1 Stewart Terrace

EDINBURGH, EH11 1UN



*GENEROUSLY PROPORTIONED ONE BEDROOM GROUND FLOOR FLAT IN GORGIE WITH A PRIVATE FRONT GARDEN*



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McEwan Fraser Legal is delighted to present this one-bedroom ground floor flat in the heart of Edinburgh's popular area of Gorgie.

Inside, the property comprises of a spacious living area which is front-facing and is flooded with natural light and overlooks the private front garden area. The lounge offers various possibilities for furniture arrangements. The fully equipped kitchen is accessed off the lounge and has a hob, fan oven, fridge freezer and washing machine.













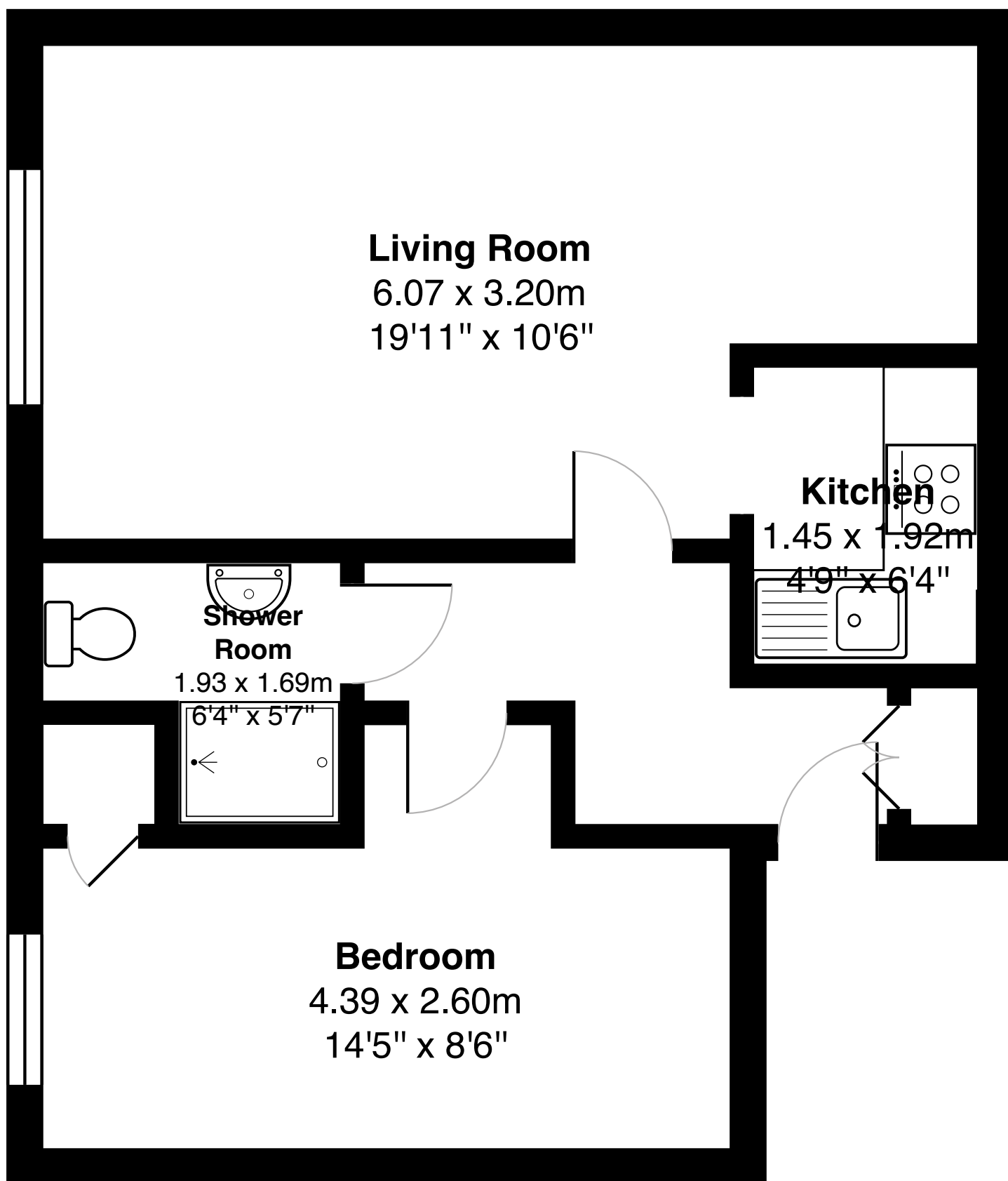


There is one double bedroom, which too is flooded with natural light and has free-standing storage. The property has a three-piece shower room with an electric shower and is modern in its finish.









Gross internal floor area (m<sup>2</sup>): 39m<sup>2</sup>

EPC Rating: C





In addition to this, the property benefits from on-street residents parking, communal rear garden, private front garden, gas central heating, modern double glazing making for a cosy and cost-effective flat, year round.







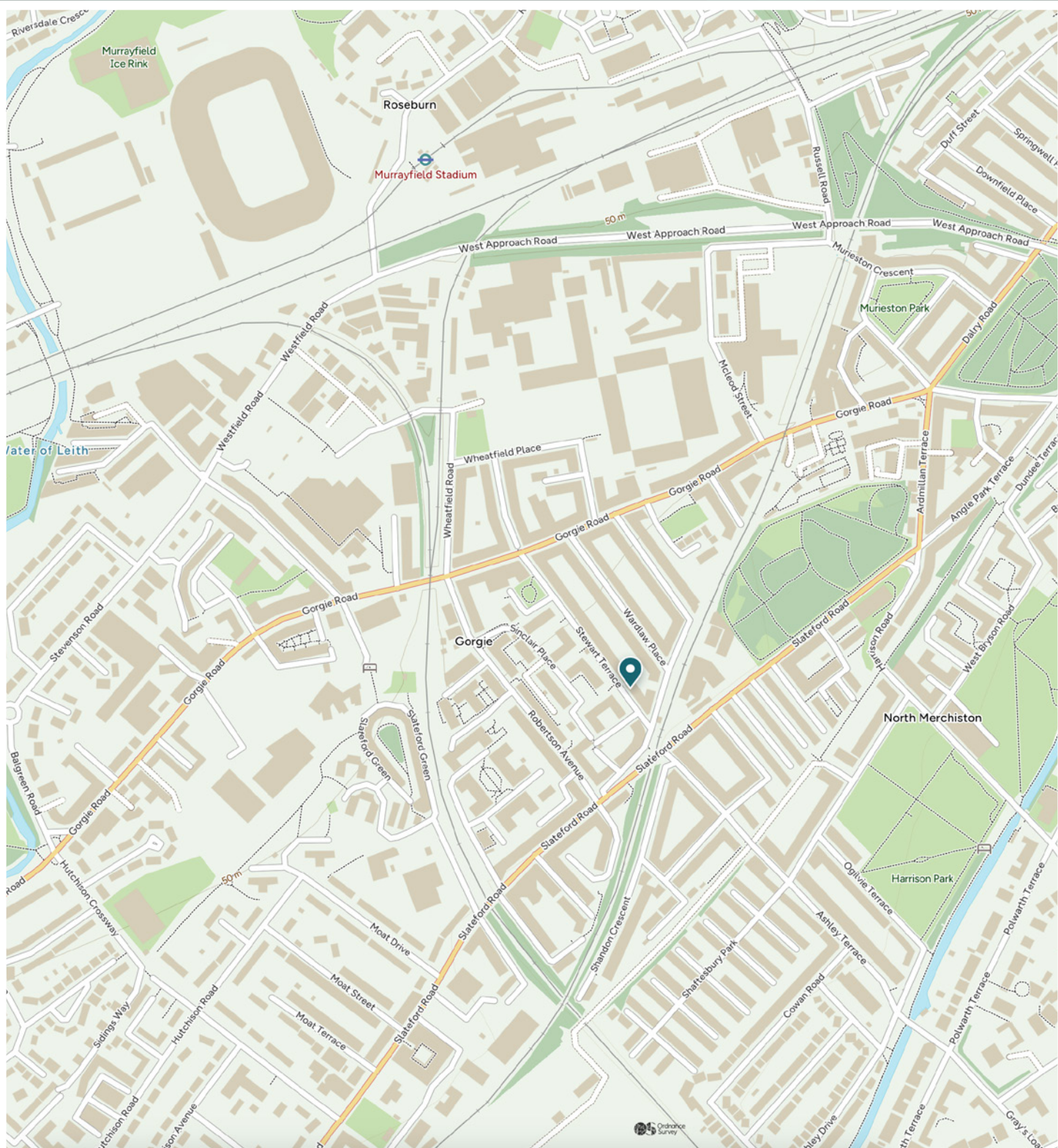
Gorgie is a residential area in the west of Edinburgh and is located about two miles from the city centre and is a densely populated area with a mix of old and new housing. The area is home to a variety of shops, restaurants, pubs, and Tynecastle Stadium.

The West End and Princes Street are approximately fifteen minutes away using one of the many and frequent bus services that pass down Gorgie Road. Haymarket Railway Station and the tram network are also within proximity of the property.

Gorgie is a diverse and lively area with something to offer everyone. If you are looking for a place to live that is close to the city centre, and full of character, then Gorgie is a great option. The Western Approach Road passes conveniently nearby and this gives quick and easy access to the western part of the city, city bypass, and the motorway system.

## The Location





# McEwan Fraser Legal

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