

29/1 Stewart Terrace

SHANDON, EDINBURGH, EH11 1UN



*An attractive, generously proportioned, one
bedroom, ground floor apartment*



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The property is an attractive, generously proportioned, one-bedroom, ground floor apartment that forms part of a highly desirable area within Gorgie. The property benefits from excellent local amenities, good schools and brilliant access routes into Edinburgh city centre.

THE LOUNGE



The accommodation consists of an entrance hall benefiting from ample storage space with a utility cupboard, a bright living room/dining area, a double bedroom, a modern fully fitted kitchen with free-standing appliances and a shower room. The property also benefits from free on-street parking and a secure entry phone system along with a large communal garden area.

THE KITCHEN



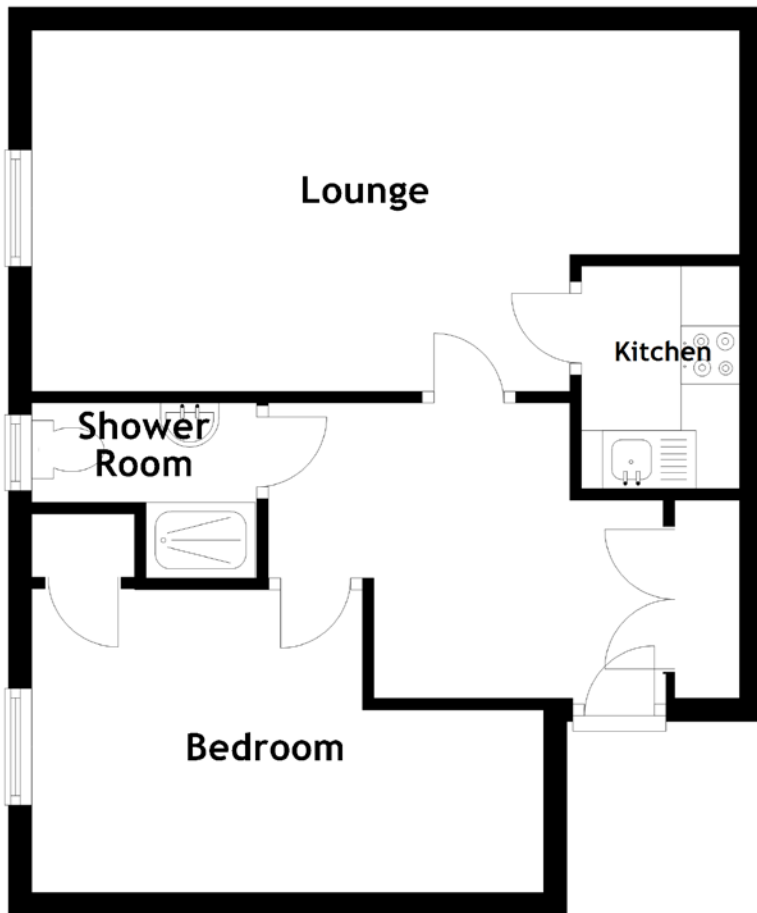
THE BEDROOM



THE BATHROOM



FLOOR PLAN, DIMENSIONS & MAP



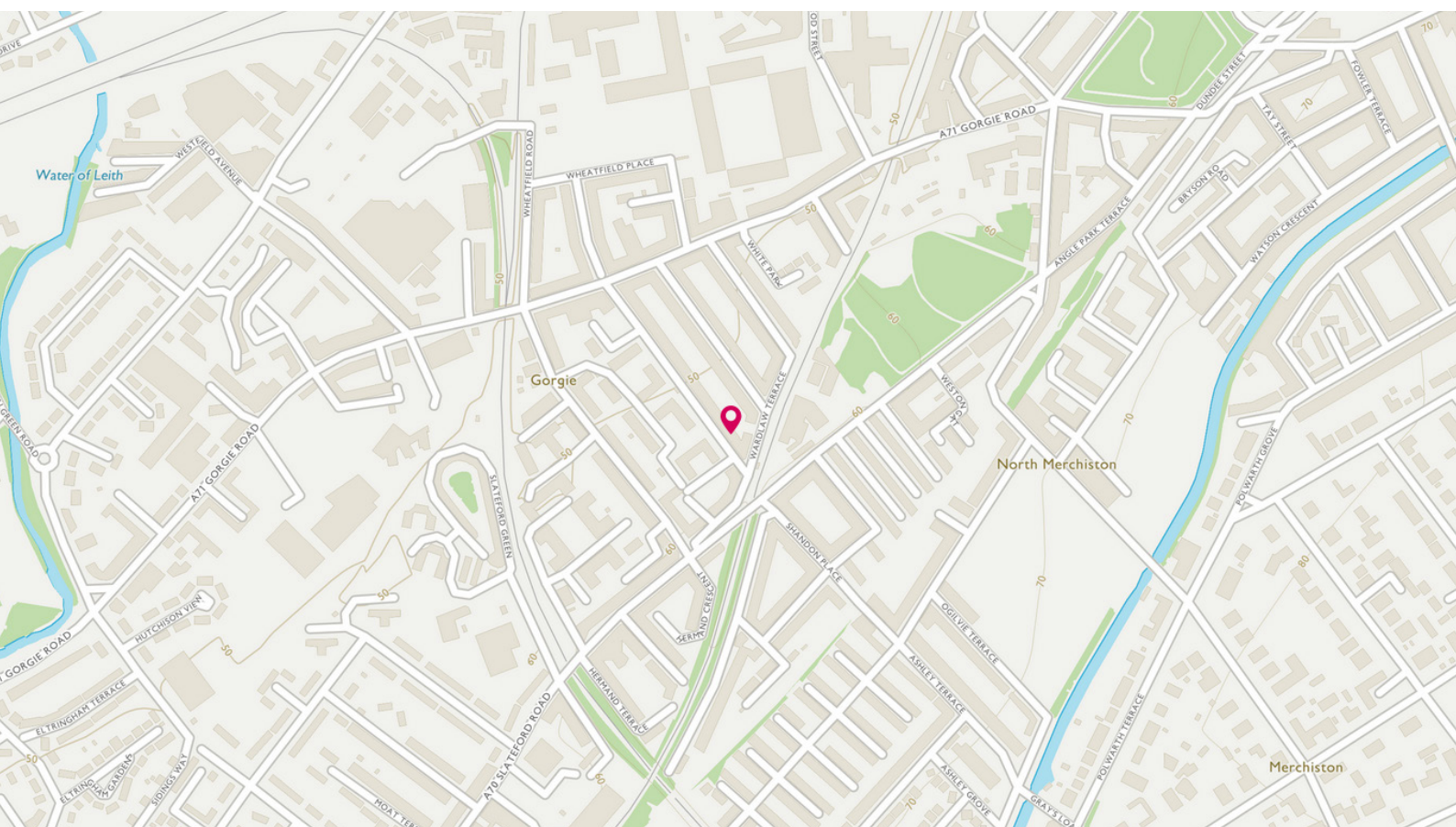
Approximate Dimensions
(Taken from the widest point)

Lounge	6.07m (19'11") x 3.10m (10'2")
Kitchen	1.93m (6'4") x 1.45m (4'9")
Bedroom	4.39m (14'5") x 2.60m (8'6")
Shower Room	1.93m (6'4") x 1.50m (4'11")

Gross internal floor area (m²): 39m²

EPC Rating: C

Extras (Included in the sale): All furniture is available by separate negotiation.



THE LOCATION

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 includes a variety of property styles, the majority of which are substantial stone-built tenement properties built around the turn of the century.





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 also 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 and tram stop are also within close proximity of the property.



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