

**21/9 Gibson Terrace
Edinburgh EH11 1AT**

Offers Over £185,000

- Superb 1 bed traditional tenement
- Lounge/diner
- Well appointed kitchen with ample storage
- Double bedroom
- Contemporary bathroom with three piece suite and shower
- Separate WC
- Gas central heating & double glazing
- Communal garden & permit parking

Council Tax Band: B

Tenure: Freehold



Superb 1 bed Tenement flat

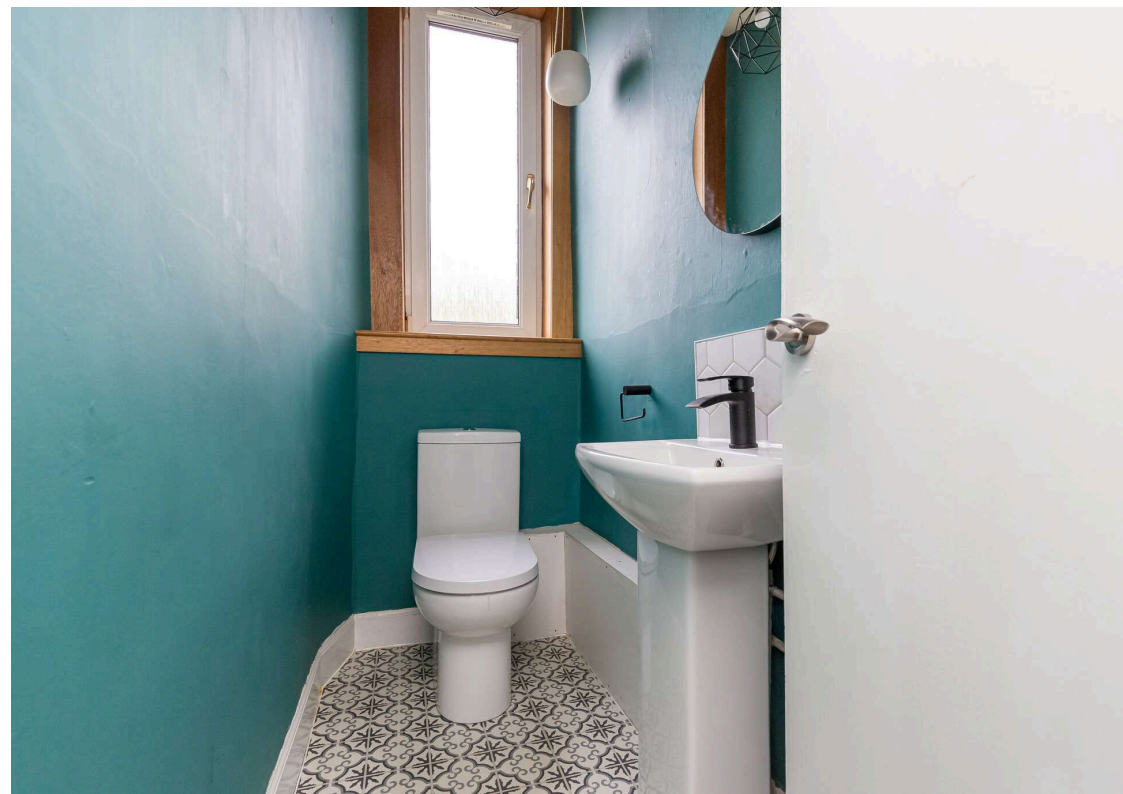
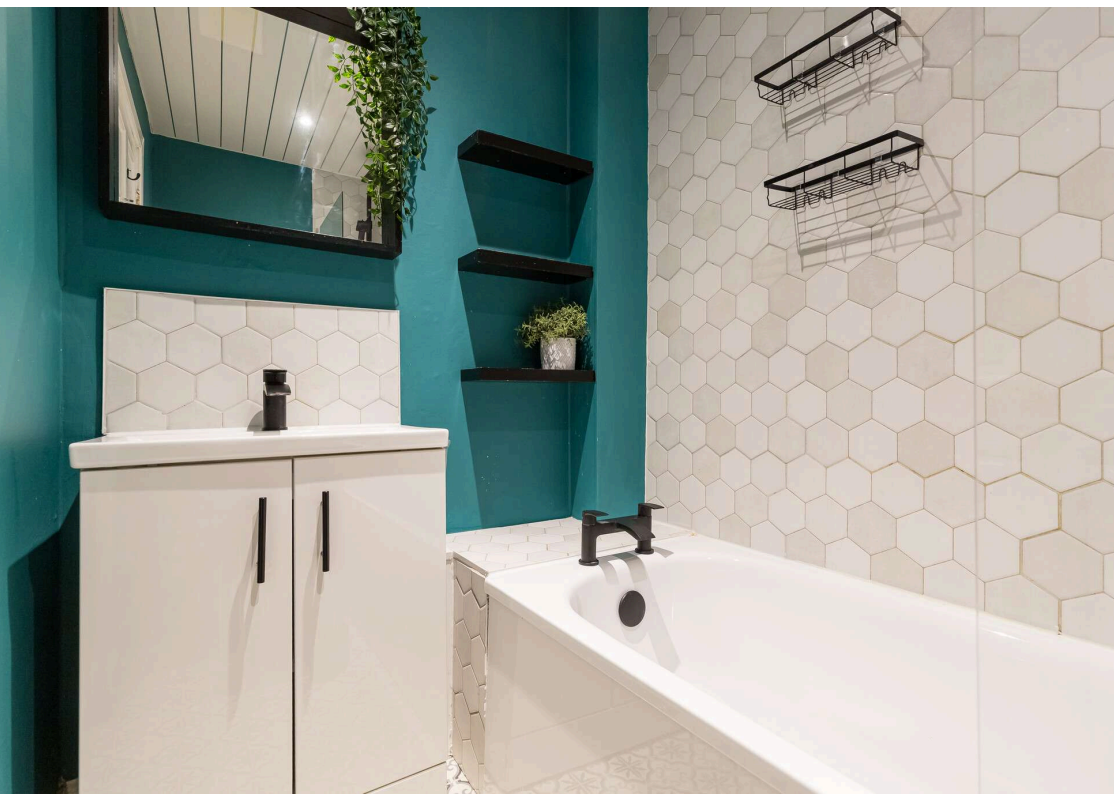
21/9 Gibson Terrace is a superb one-bedroom tenement flat, ideally positioned in the highly popular Polwarth area of Edinburgh. Set within a vibrant and well-connected neighbourhood, the property benefits from excellent local amenities, attractive green spaces, and convenient transport links. Offering an ideal opportunity for first-time buyers, downsizers, and investors alike, this charming home combines traditional character with a sought-after city location.

Offering a well-balanced and thoughtfully designed interior, the accommodation opens with a welcoming entrance hallway. At the heart of the home is a spacious lounge/dining room, providing a comfortable and versatile setting for both relaxing and entertaining. Complementing the living space, the well-appointed kitchen is fitted with a generous range of wall and base units, offering ample storage and workspace for everyday cooking. Its practical layout maximises both functionality and convenience, making it well suited to modern living. The generously proportioned double bedroom provides a comfortable retreat with plenty of space for freestanding furniture and additional storage. Completing the accommodation is a contemporary bathroom fitted with a three-piece suite and a mains shower over the bath, alongside a separate WC for added convenience. Further benefits include gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year.

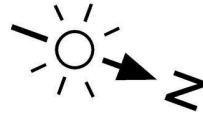
Externally, residents enjoy access to a communal garden, providing an attractive outdoor space in which to relax. On-street residents' parking is also available, adding to the property's overall convenience. Polwarth is a highly sought-after residential area located just 1.5 miles from Edinburgh city centre, offering an excellent range of local amenities and transport links. Frequent bus services provide easy access across the city, including direct routes to Edinburgh's universities, while the nearby City Bypass connects to Edinburgh International Airport and the M8, M9 and M90 motorway networks. Residents enjoy a wide selection of shops and supermarkets, including Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's, Lidl and Aldi. The area also offers excellent leisure opportunities, with Harrison Park, the Union Canal, Craiglockhart Leisure Centre and Fountain Park all within easy reach.

Viewing By appointment 0131 337 1800

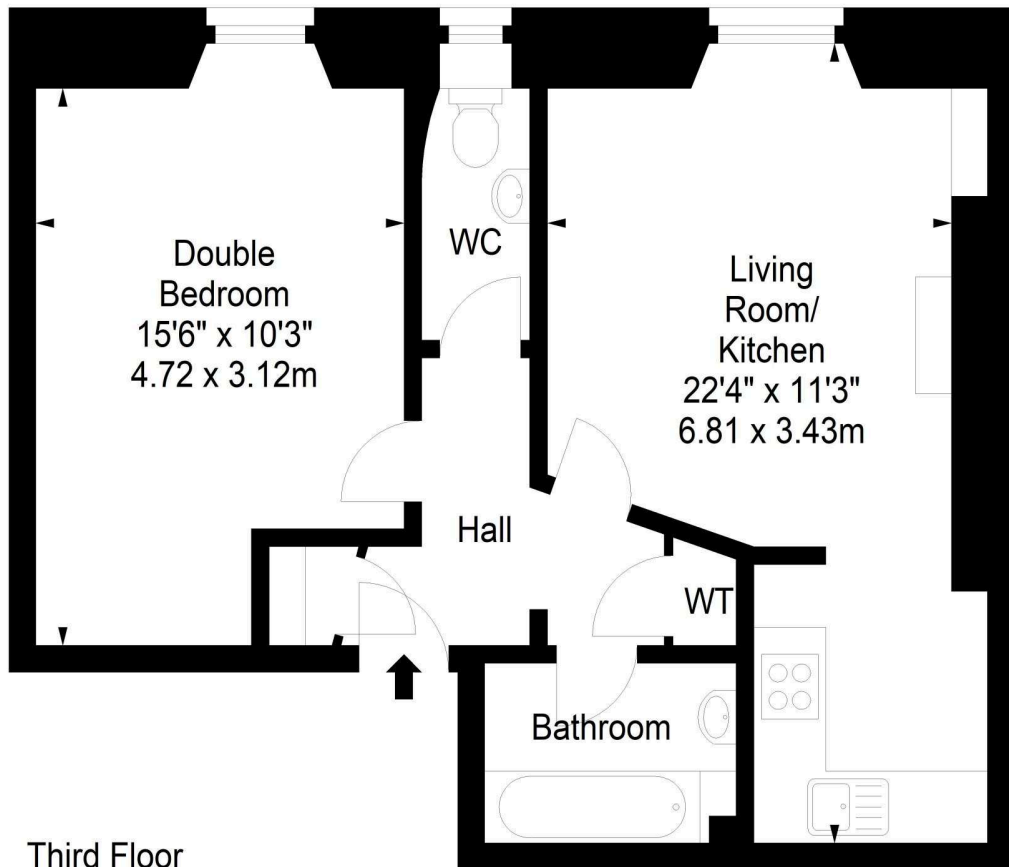




Gibson Terrace, EH11 1AT



Approx. Gross Internal Area
497 Sq Ft - 46.17 Sq M
For identification only. Not to scale.
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Third Floor



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