





Situated within walking distance of shops, schools, the leisure centre, and transport links, this sunny and spacious flat comes with a westerly-facing balcony leading off a bright living room, a breakfasting kitchen, two generous double bedrooms, a shower room and excellent storage space, including a large store room just outside the front door.

Set on the first-floor of a modern building with a secure entry phone system, residents enjoy off-street parking as well as a communal drying green to the rear. The property will appeal to both first-time buyers and investors alike.

Note: Some photographs have been virtually staged. Extras: The property will be sold as seen.



## FEATURES

- Within walking distance of Gracemount's amenities
- Set on the first floor of a modern building
- Sunny, east and west-facing aspect
- Secure entry phone system
- Hallway with generous storage cupboards
- Westerly facing living room with door to balcony
- Private balcony enjoying afternoon sun
- Fitted kitchen with space for a small table and chairs
- Two generous and bright double bedrooms
- Three-piece shower room
- Sizable, private store room
- Residents' parking and communal drying green
- Gas central heating and double glazing







A BRIGHT MODERN FLAT  
WITH A SUNNY BALCONY,  
EXCELLENT PRIVATE  
STORAGE, RESIDENTS'  
DRYING GREEN AND OFF-  
STREET PARKING





EPC RATING:



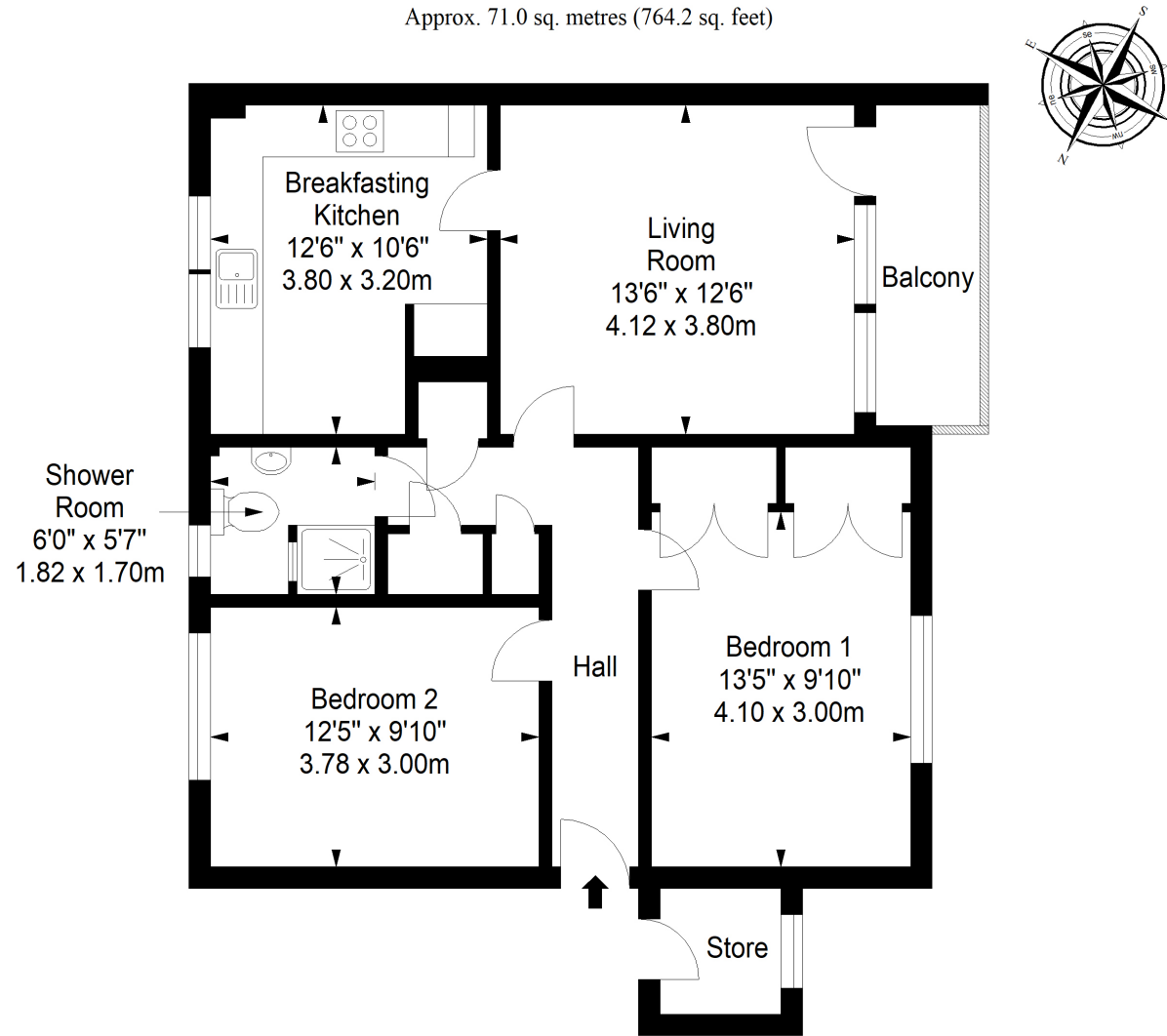
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### First Floor

Approx. 71.0 sq. metres (764.2 sq. feet)



Total area: approx. 71.0 sq. metres (764.2 sq. feet)



# GILSON GRAY

LAW • PROPERTY • FINANCE

GILSONGRAY.CO.UK

## EDINBURGH

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0131 516 5366



## GLASGOW

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G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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