



13/5 Burnhead Grove  
Gracemount, Edinburgh, EH16 6ET

CALL US ON 0131 447 4747



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- Shared entry.
- Reception hall with excellent storage.
- Generously proportioned living room with feature fire.
- Open outlook to front.
- Space for table & chairs.
- Fitted kitchen with appliances.
- Two good sized double bedrooms - two with fitted storage.
- Single bedroom.
- Fully tiled bathroom shower.
- Gas central heating.
- Double glazing.
- Communal drying area.
- Private garden area at rear.
- Unrestricted on street parking.
- External storage cupboard in stairwell.



## GENERAL DESCRIPTION

A top-floor flat situated in the popular Gracemount district of the city, a short journey to the south of Edinburgh City Centre, close to an excellent range of local amenities. The spacious accommodation would be ideal for letting purposes or perhaps a young family.

COUNCIL TAX BAND  
TRAIN STATION  
AIRPORT  
BUSES

B.  
APPROXIMATELY 3.7 MILES TO EDINBURGH WAVERLEY TRAIN STATION.  
APPROXIMATELY 12.7 MILES TO EDINBURGH AIRPORT.  
WITHIN 400 METRES.

## LOCATION

The popular Gracemount area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

EXTRAS:  
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING RANGE COOKER, FRIDGE, FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.



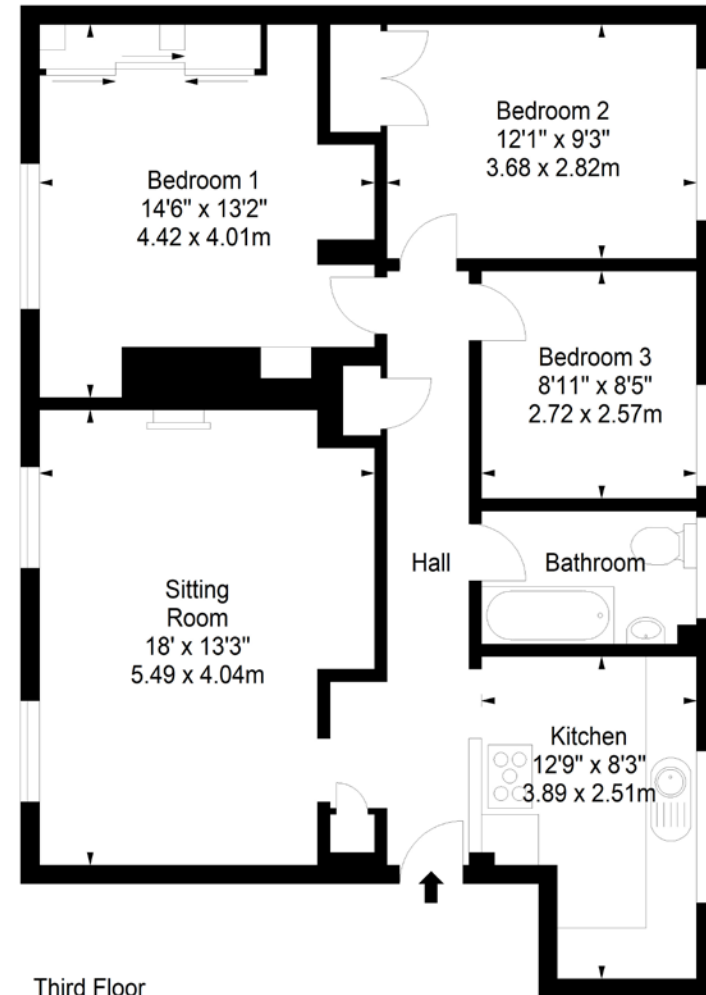
Burnhead Grove,  
Edinburgh,  
Midlothian, EH16 6ET



Approx. Gross Internal Area  
889 Sq Ft - 82.59 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



ENERGY PERFORMANCE  
CERTIFICATE RATING C



Third Floor

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WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.