



14/1 Burnhead Crescent
Gracemount, EH16 6EA

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Living/ Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



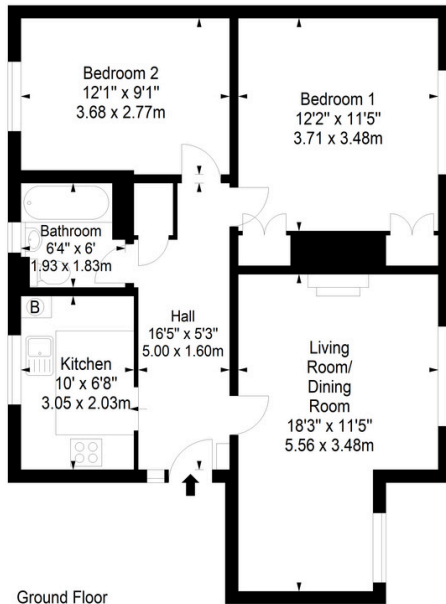
This generously proportioned ground floor flat, ideal for first-time buyers, is located in the residential area of Gracemount, situated to the south of Edinburgh's city centre. The property benefits from a wide range of local amenities and offers convenient transport links to the city centre and surrounding areas. The accommodation comprises; a secure entry system, a welcoming entrance hallway, a spacious living room, a separate kitchen, two well-proportioned double bedrooms, and a bathroom fitted with a shower over the bath. The property also benefits from double glazing and gas central heating. Externally, there is a private front and back garden and well-maintained communal garden to the rear, and ample free on-street parking is available in the vicinity. Included in the sale are the fitted carpets and floor coverings, along with the fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



**Burnhead Crescent,
Edinburgh,
Midlothian, EH16 6EA**



Approx. Gross Internal Area
678 Sq Ft - 62.99 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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