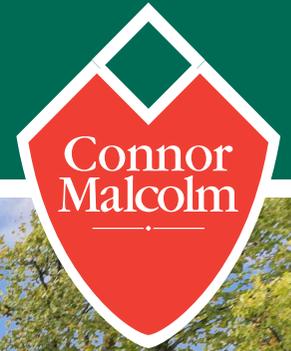


2 Philip Terrace, Gracemount, Edinburgh, EH16 6FJ



2 Philip Terrace | Gracemount | Edinburgh | EH16 6FJ

Description

A rare opportunity has arisen to acquire a most impressive 3 bed end terraced villa, of immense appeal commanding an enviable setting on a modern development, enjoying an extremely convenient location, close to a good range of amenities, schools, and super transport links. This lovely home is presented in good order throughout and offers comfortable and well planned living space which represents an ideal home for a couple or family.

- Hallway with under-stair storage and WC/cloak room
- Charming living room
- Well appointed kitchen/breakfast room
- Utility room with access to rear garden
- Spacious master bedroom with fitted wardrobe and en-suite shower room
- Two further bedrooms
- Bathroom comprising a white three piece suite with shower over-bath
- Gas central heating and double glazing
- Enclosed south-west rear garden, offering an ideal space for relaxation and alfresco dining
- On-street residents parking

Extras

The fitted floor coverings, oven, hob, cooker hood, dishwasher, washing machine, fridge/freezer and garden shed are included.

Factor

The development is factored by Ross & Liddell for approx. £110 per annum. This includes maintenance of communal areas.

EPC Rating: C

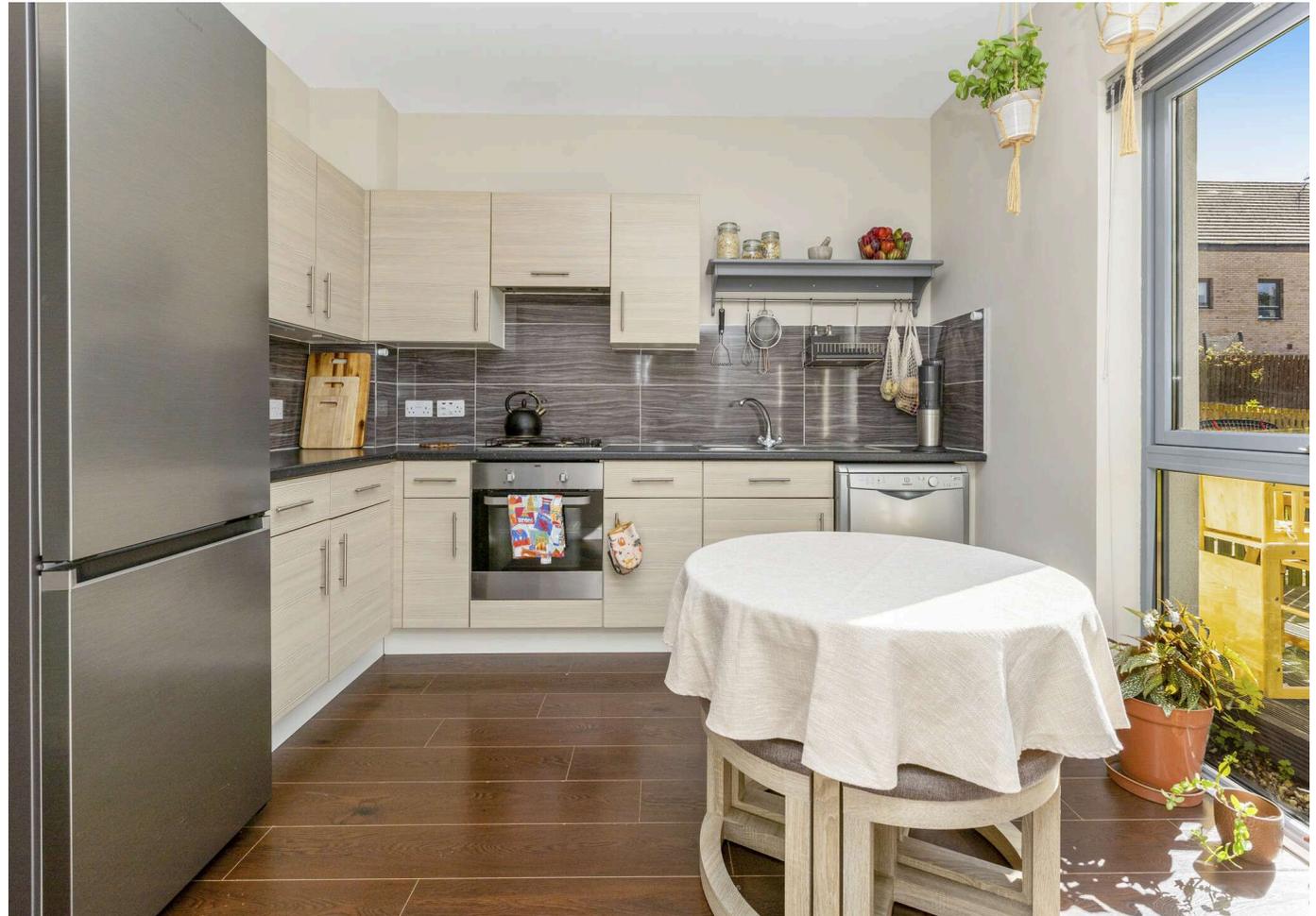


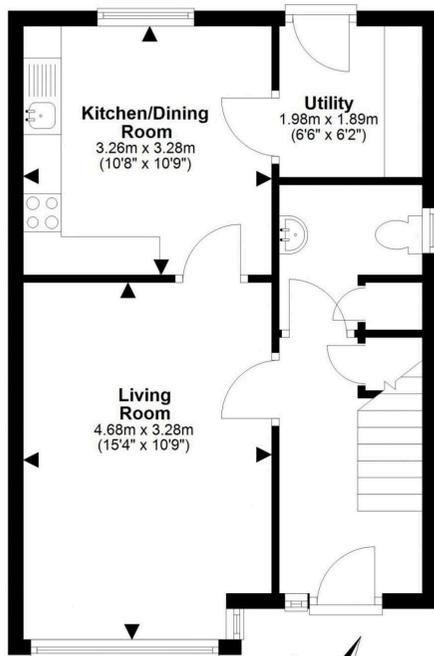
Location

The area of Gracemount, bordering Liberton, is an established residential area just over three miles from the city centre. The area enjoys lovely green spaces including parks, woodlands, and two burns, one with a nature trail. Gracemount benefits from a range of shops close by, including Cameron Toll Shopping Centre which has a Sainsbury's superstore, with various other large supermarkets, and more traditional shops in the immediate area. The area offers great outdoor pursuits and fitness, from a relaxing stroll along Burdiehouse Burn, Ellen's Glen Woods, or Stenhouse Burn, indoor activities at Gracemount Leisure Centre, sports or a picnic in Liberton Public Park, pony trekking in nearby Braid Hills, or a round of golf at Liberton Golf Club, which boasts panoramic views of the city. The area is also convenient for medical and research professionals working at Liberton Hospital and the Edinburgh Royal Infirmary. Regular day and night bus services ensure fast and convenient links to the city centre and Edinburgh City Bypass is just a few minutes' drive away.

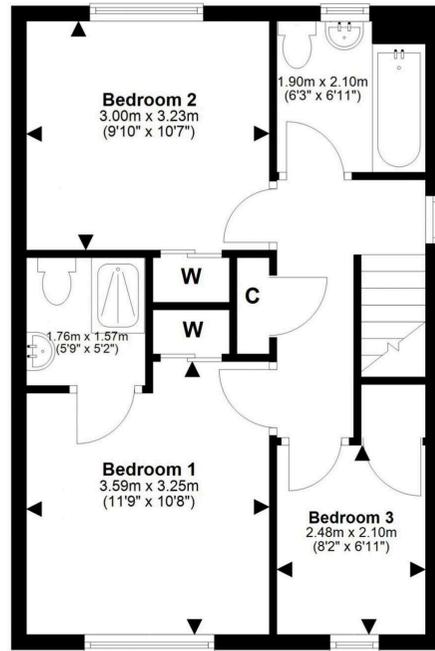
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

