



**boyd** property

54C Gracemount Drive  
EDINBURGH | EH16 6RJ

# 54C Gracemount Drive

EDINBURGH | EH1 6 6RJ

## Description

An excellent opportunity has arisen to acquire this well presented 3-bedroom mid terraced family home, pleasantly positioned within a modern development in Gracemount. The property will make a superb home it is light, spacious and is offered to the market in move-in condition. The accommodation briefly comprises a welcoming entrance hallway, lounge, a modern fitted kitchen with matching utility room off and there is a stylish shower room located off the hallway. A carpeted staircase leads to the upper landing which gives access to three bedrooms and a contemporary family bathroom. The property further benefits from gas central heating, double glazing, good storage facilities including attic space. Externally there is a well maintained fully enclosed rear garden and to the front there is a private driveway with electric car charging point. there is more than adequate free parking on-street to accommodate visitors. Viewing is highly recommended to fully appreciate what this home has to offer.

## Factoring

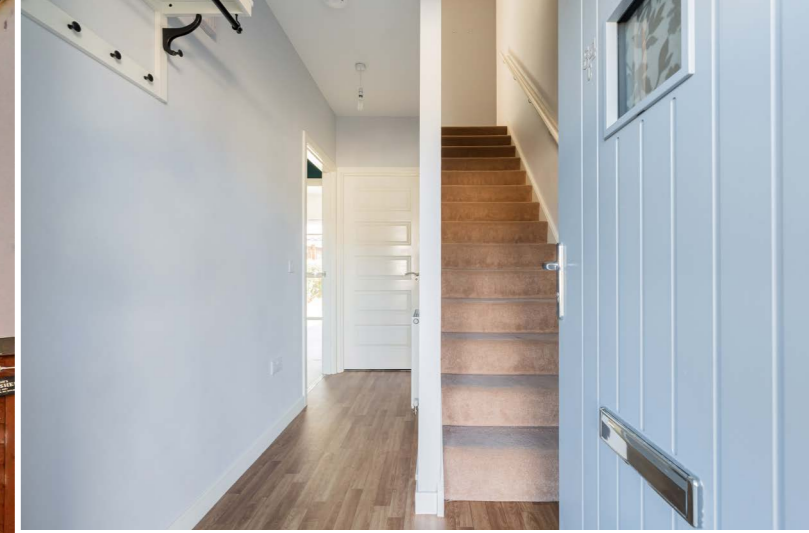
Factor fees are payable of approximately £8 per calendar month.

## Location

Gracemount is located to the south of the city approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks

## Extras

All fitted floor coverings, integrated appliances, free standing washing machine and the garden shed.



## Features

- Entrance hallway
- Lounge
- Kitchen
- 3 Bedrooms
- 2 Bathrooms
- Double glazing
- Gas central heating
- Private garden to rear
- Private driveway to front with electric car charging point
- On street parking



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For price and viewing information please scan the QR code.

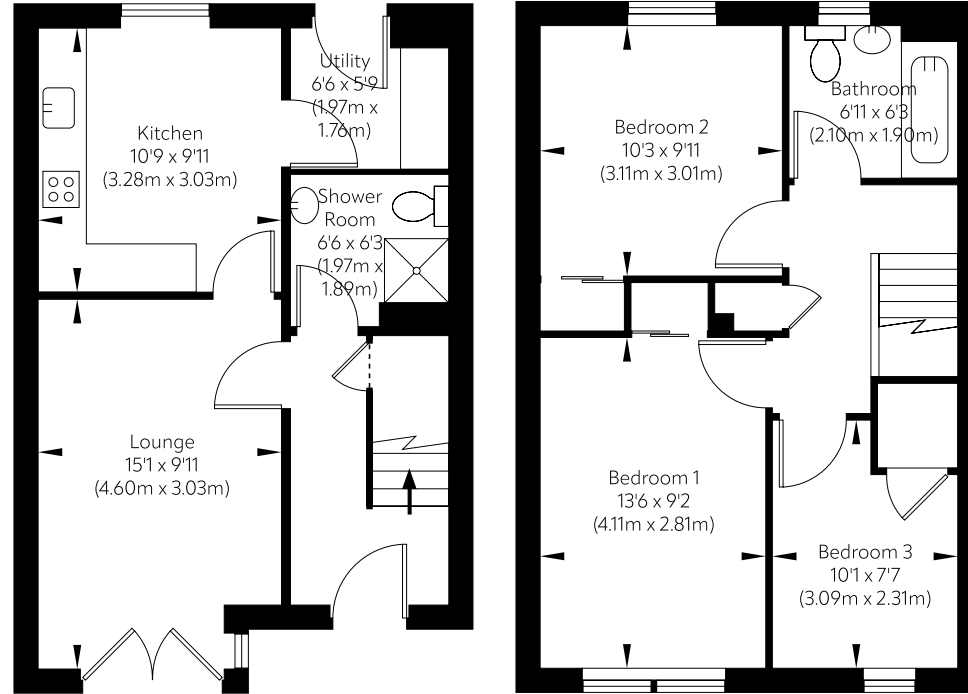
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Approx. Gross Internal Floor Area 80.79 Sq M / 870 Sq Ft.

Ground Floor

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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