










Fixed Price

**£195,000**

## 35 Captains Drive

Gracemount | Edinburgh | EH16 6QN

A spacious terraced house, quietly positioned in Gracemount. The property lies to the south of the city and enjoys good transport links to the city centre and easy access to the city bypass. This is a great opportunity for any first time buyer or young family.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom and 1 WC
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

Internally the property in brief comprises; Welcoming vestibule with convenient WC off, leading to internal hallway with staircase; dual aspect reception room offering ample space for a dining table and free standing furniture; fitted kitchen with a range of wall and base units, a mix of free standing and integrated appliances and back door for access to the garden; to the upper level is two generous double bedrooms, one to the front and one to rear and both offer great in built storage options; well appointed bathroom offering a white piece white suite and electric shower.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens

The property benefits from secure gardens to the front and rear, to the front, bordered by a brick wall is a low maintenance space mostly laid out patio with decorative flower beds. Accessed via the rear kitchen door the rear garden is a great space for relaxing while allowing a safe environment for children and pets. Directly outside the rear door is a large deck, ideal for outside entertainment, beyond this is a spacious lawn.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

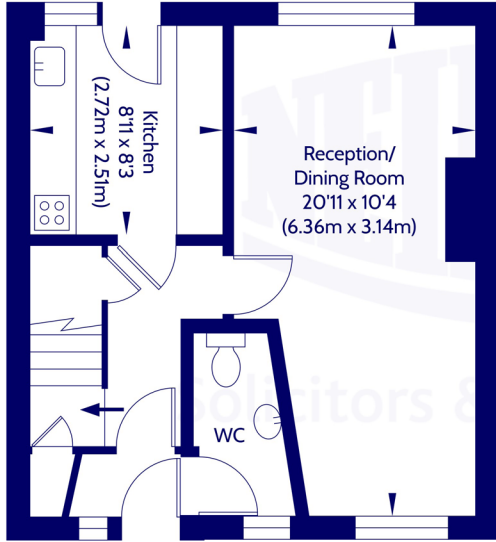
The property is within the popular district of Gracemount which lies to the south of Edinburgh's City Centre, well placed for access to Royal Infirmary of Edinburgh hospital and to many local shops and services with a Morrison's supermarket only a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both a short drive away offering a more extensive range of shopping requirements. Good public transport services operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include the Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with a number of golf courses. The area enjoys excellent local schooling at all levels.



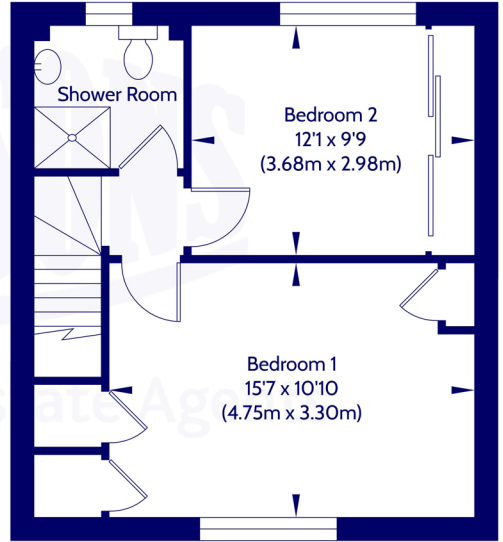
Approx. Internal Area 73.32 Sq M / 789 Sq Ft.

Not to scale. For identification only.

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Ground Floor



First Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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