










Offers Over

£200,000

8 Southhouse Place

Gracemount | Edinburgh | EH17 8FD

A superb opportunity has arisen to acquire this well-proportioned two bedroom terraced house situated in a quiet pocket of the popular Gracemount district of Edinburgh. With a driveway for off-street parking and a generous private rear garden while being close to excellent amenities and commuting links, this property makes an ideal purchase for first-time buyers, couples and growing families.

-  2 Bedrooms
-  2 Public Rooms
-  2 Bathrooms and WC
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band – C



Description

Internally, the property is presented in a walk-in condition with a full renovation carried out by the current owner. In brief the accommodation comprises; welcoming entrance hallway, bright and airy lounge with a box bay window and ample room for different configurations, fully-fitted newly installed kitchen/diner with a range of soft grey wall and base units, stylish tiling to splash areas and sliding patio doors leading directly to the rear garden, two piece W/C, sizeable storage cupboard, first floor landing with further storage, principal double bedroom with integrated wardrobes and an over stairs storage cupboard, ensuite shower room with a corner cubicle and a mixture of tiling and splash paneling, second well sized double bedroom with integrated wardrobe and room for freestanding furniture, and a partially-tiled family bathroom suite.



Extras

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

Gardens & Driveway

There are private gardens to the front and rear of the property for residents to enjoy with the rear laid mostly to lawn. For the car owner, there is a single driveway for secure off-street parking while there is more than adequate parking on-street to accommodate visitors.

Viewing

Please contact Neilsons on 0131 625 2222.





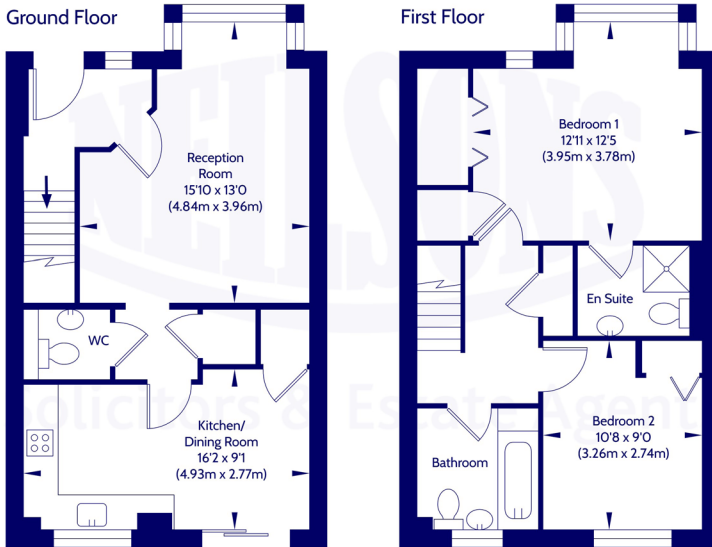
Location

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.





Approx. Gross Internal Floor Area 80.95 Sq M / 872 Sq Ft.



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