



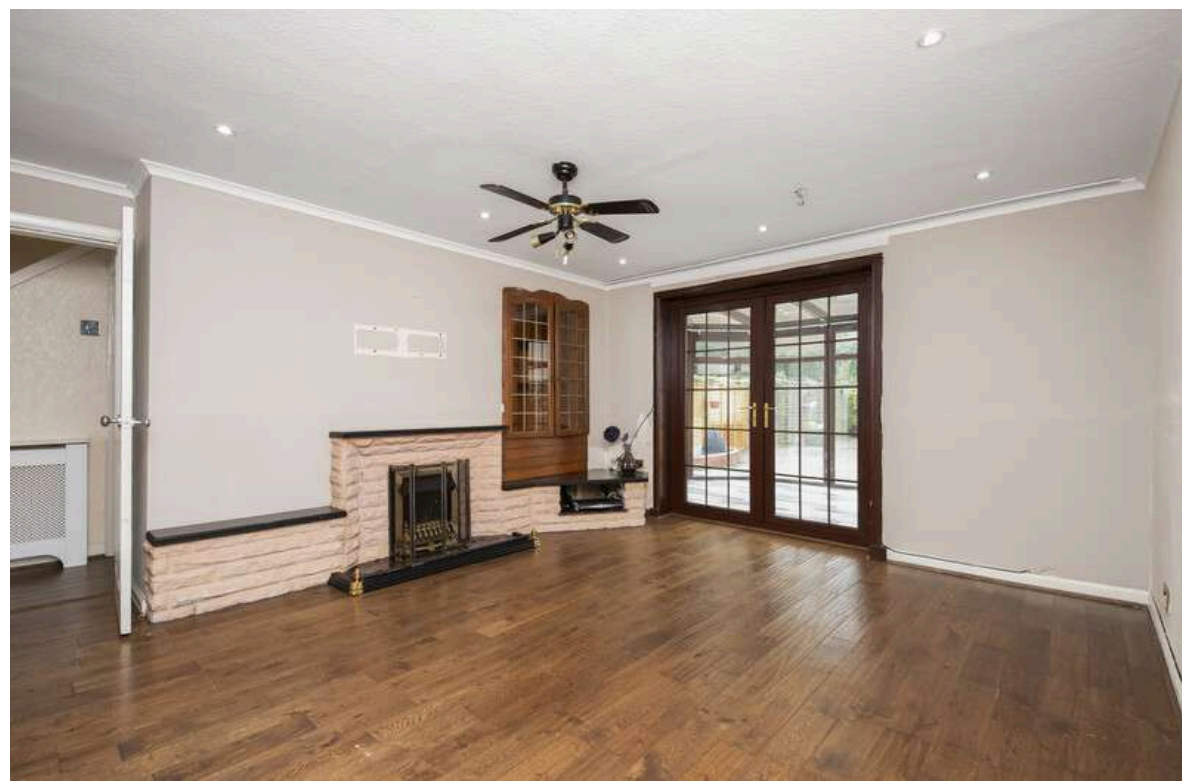


## Bright and spacious

### Three-bedroom, mid-terrace house



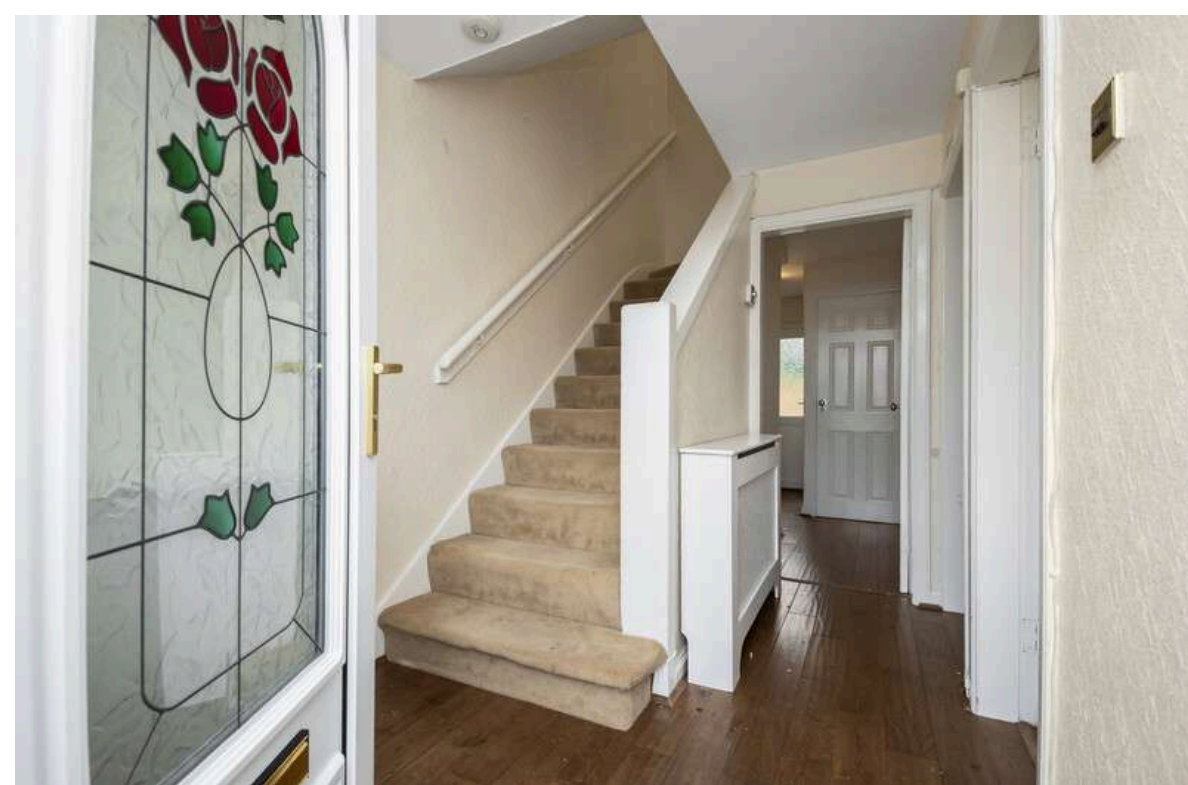
This bright and spacious, three-bedroom, mid terrace house is situated in the popular Gracemount area of Edinburgh, close to local amenities, schools and transport links. This property is ideal for those looking to add their own stamp to a property. The accommodation consists of an entrance hallway, a generous living room, with a fireplace and gas flame fire, built-in shelving and glazed doors to a good-sized conservatory. The kitchen has a range of fitted units, appliances and a cupboard housing the boiler and there is a rear hall with a storage cupboard and a cloakroom with w.c. On the upper floor there is a sunny double bedroom, with a leafy outlook and a built-in wardrobe, a further double bedroom, with fitted wardrobes and a single bedroom, with a built-in cupboard, which would also ideal as a home office. There is also a family bathroom on this level and access to the floored attic, which also has a Velux window, heating and power. There is a large driveway to the front and a secluded rear garden with decking, paving, a summerhouse and a shed.



## Key Features

- Hall
- Living room
- Kitchen
- Conservatory
- Cloakroom
- Three bedrooms
- Family bathroom
- Good storage
- Gas central heating
- Double glazing
- Garden
- Driveway





## Gracemount

The popular Gracemount area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.



## Extras

All fitted floor coverings, blinds, light fittings, cooker, washing machine, dishwasher, tumble dryer, summerhouse and shed are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

C

## Home Report Valuation

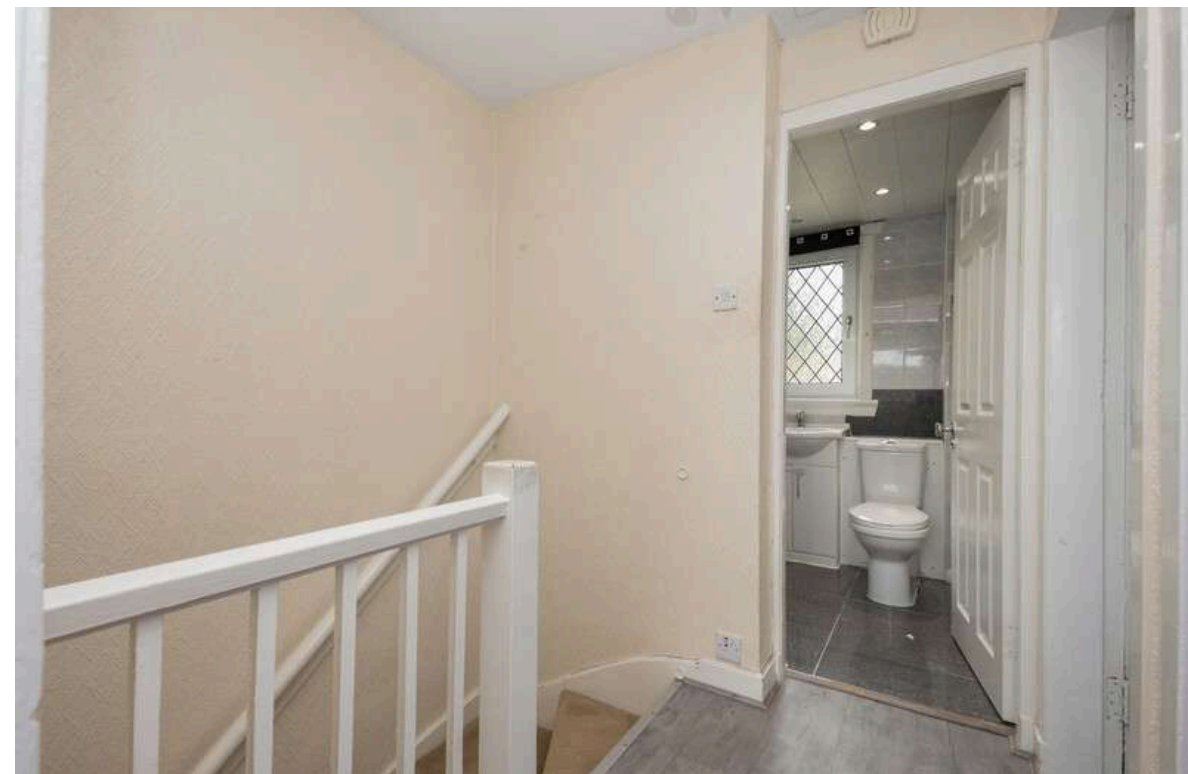
£215,000

## EPC Rating

D

## Tenure

Freehold

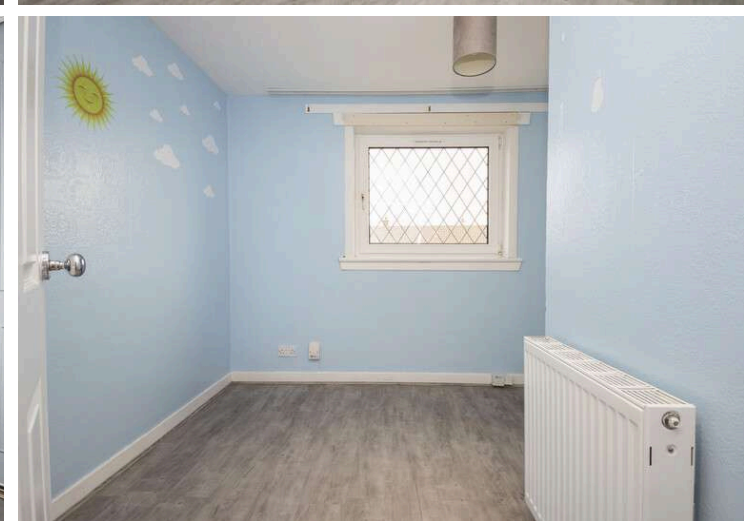
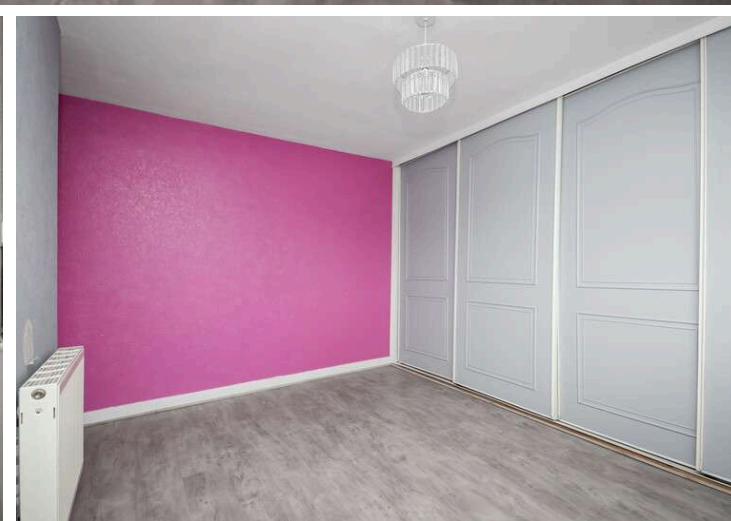
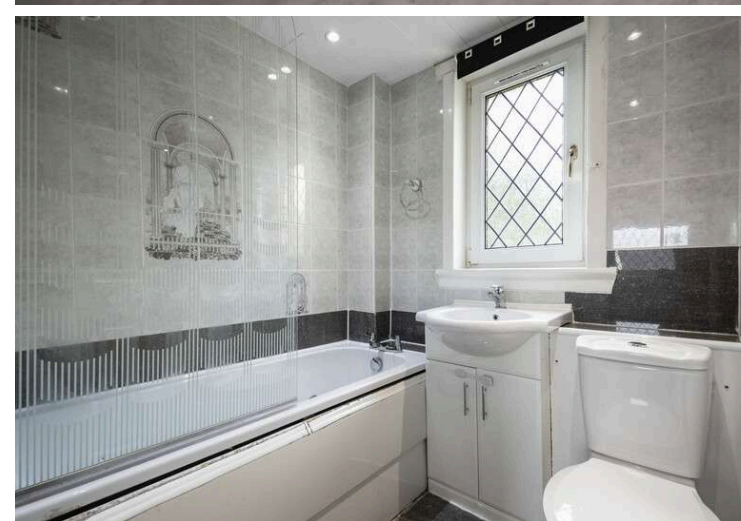








*"This property offers a fantastic opportunity to put your own stamp on it"*



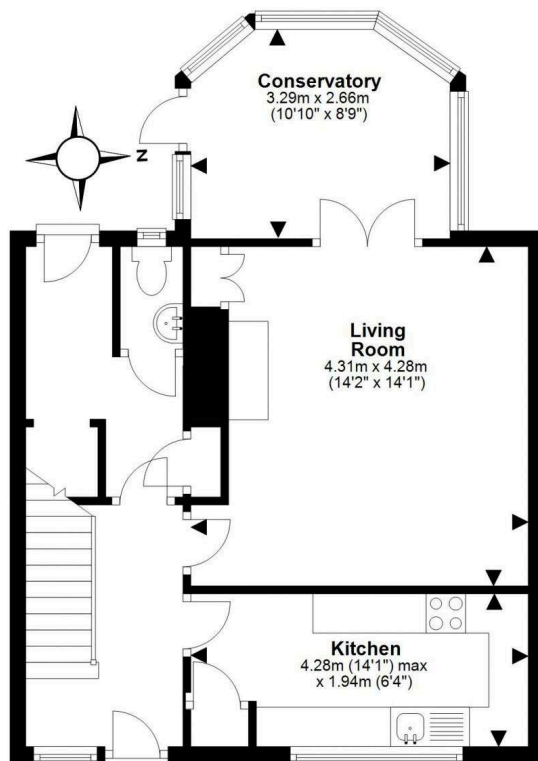




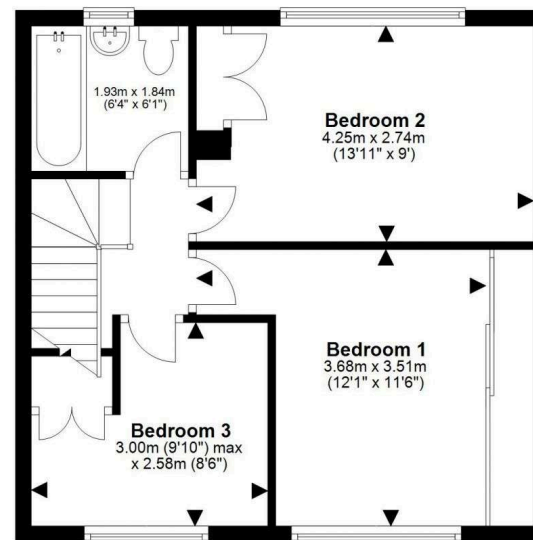




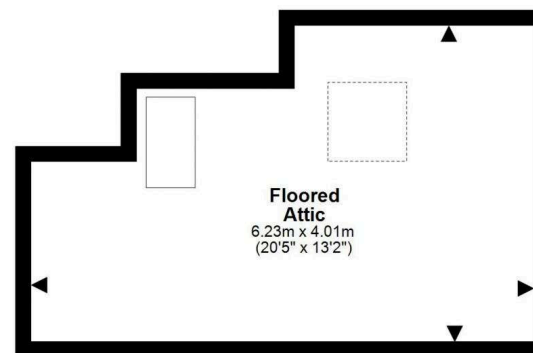




**Ground Floor**



**First Floor**



**Second Floor**

Total area: approx. 111.2 sq. metres (1196.4 sq. feet)

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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