



Light and spacious Three-bedroom, end-terrace house



This light and spacious, three-bedroom, end-terrace house is situated in the popular Gracemount area in Edinburgh, close to local amenities and transport links. Set back from the road, the property benefits from a large front garden and driveway. The accommodation consists of an entrance hall, a lovely lounge with a picture window to the front of the property, has direct access to the kitchen and also a floor hatch giving access to the void under the house. There is a rear hall with a large cupboard, the boiler and direct access to the garden. The kitchen has a smart, fitted kitchen, with appliances, twin windows overlooking the rear garden and space for a small table and chairs. On the upper floor there are two double bedrooms, a single bedroom with storage and a family shower room, nicely fitted with wet walling, a shower cabinet, a wash hand basin and vanity unit and a ladder style radiator. The landing has access to the partially floored attic with Ramsay ladder access. The rear garden is a sun trap and a good size, edged with hedging and fencing, a patio, attractive borders, an outside tap (one to the front as well) and an area of lawn.

Key Features

- Hall
- Lounge
- Kitchen
- Rear hall, with storage
- Three bedrooms
- Shower room
- Attic
- Double glazing
- Gas central heating
- Gardens to the front and rear
- Driveway



Gracemount

Gracemount offers an excellent selection of local shops on Captains Road including a Tesco and Scotmid Store, both of which are within walking distance of the house. A Morrisons Superstore is located close by on Gilmerton Road, and Cameron Toll Shopping Centre and Straiton Retail Park are also within easy reach. The area is well served by sporting and leisure amenities available at Gracemount Leisure Centre. The Royal Infirmary of Edinburgh is also within close proximity. Edinburgh city centre is approximately four miles north with regular public transport serving the area. The city bypass is easily accessible being approximately one mile to the south. Good schooling in both the state and private sectors is easily accessible.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine, fridge freezer, wardrobes and shed are included in the sale (no warranties given). The tumble drier is not included in the sale.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

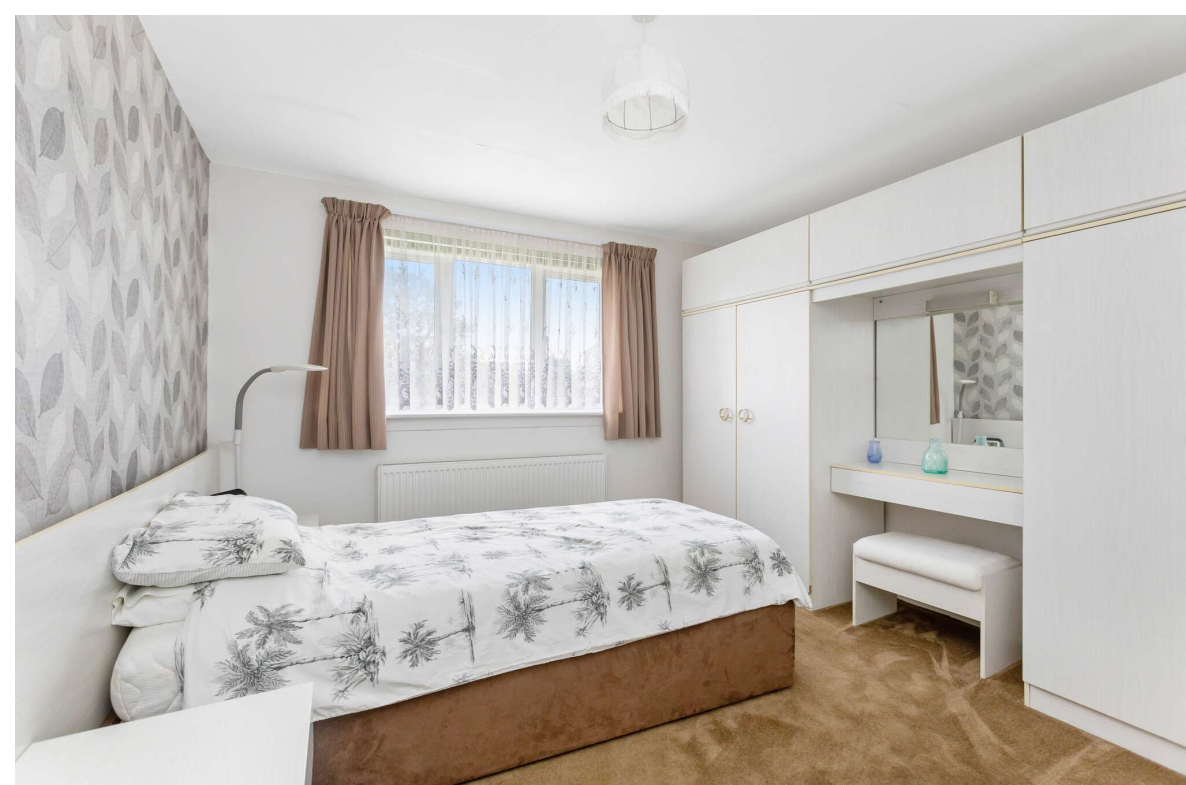
£235,000

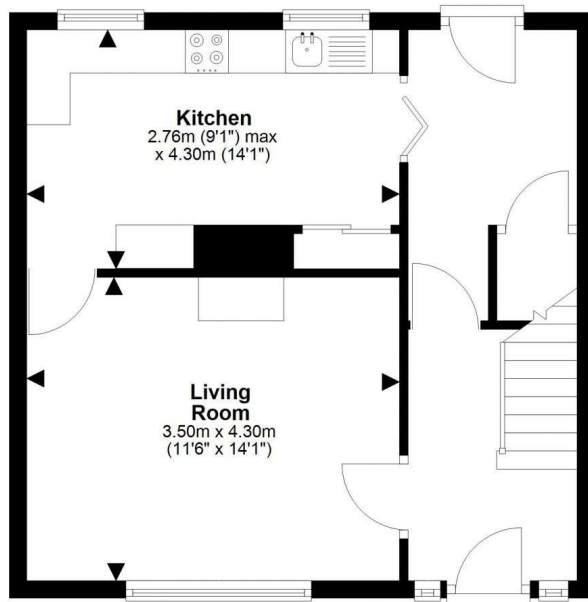
EPC Rating

C

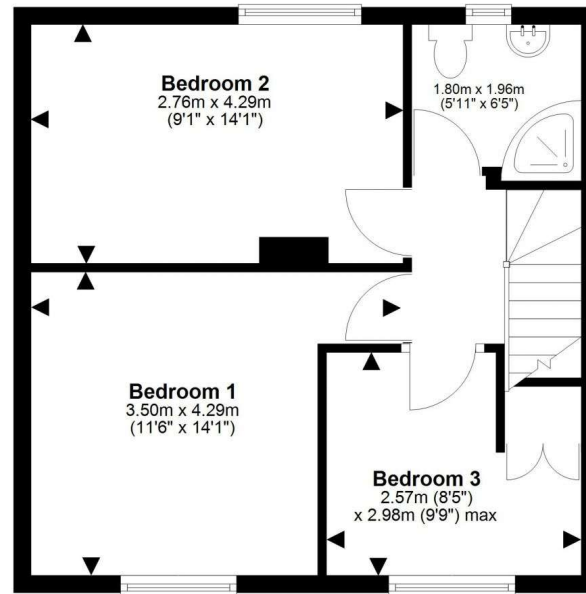
Tenure

Freehold





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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