



# 39 Captains Road, Gracemount

Gracemount, Edinburgh, EH17 8HP



VMH ESTATE AGENTS



**Immaculately presented 2  
bedroomed semi-detached  
bungalow in the well  
connected Gilmerton area.**

- Sitting room
- Kitchen
- 2 double bedrooms
- Shower room
- Partially floored attic
- Gated multicar driveway
- Generous landscaped rear garden
- Immaculate move in condition
- Excellent location close to local amenities
- Gas central heating & double glazing



**Offers Over: £290,000**

**EPC Rating: C**

**Council Tax: E**

**Tenure: Freehold**

Further information can be found in the home report.

**vmh.co.uk**

# About the Property

Presented in immaculate move in condition this 2 bedrooomed semi-detached bungalow offers a spacious home for a small family or those looking for living on 1 level. Internally the property is bright and spacious throughout with stylish kitchen and bathroom fittings.

Externally there is a gated multicar driveway to the front and a generous rear garden with a patio. Further benefits include gas central heating, double glazing and a partially floored attic.

## Extras

To include all fitted floor coverings, blinds, light fittings, integrated oven, hob, microwave, dishwasher, washing machine & fridge/freezer



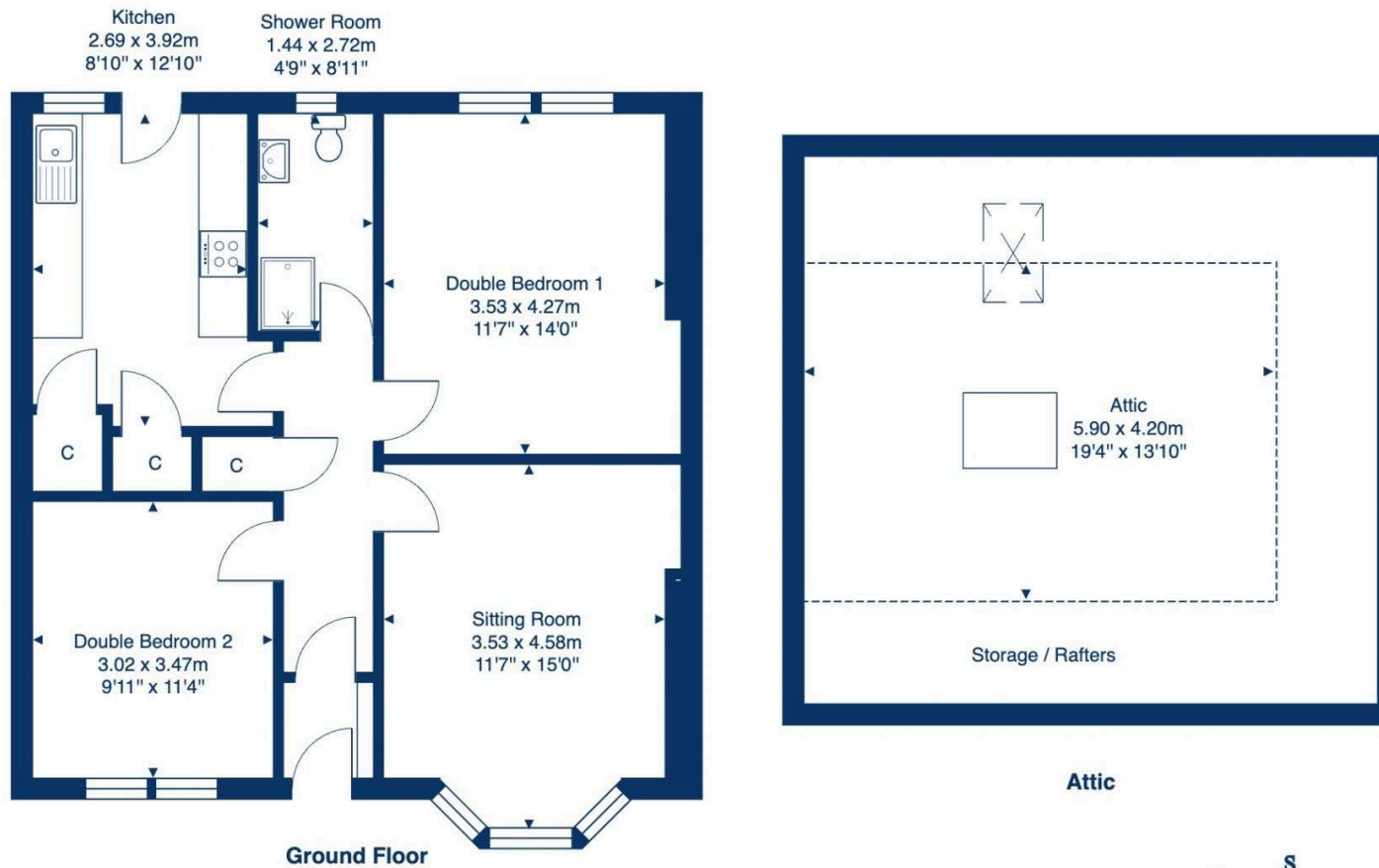


## Location

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 two miles to the south. Good schooling in both the state and private sectors is easily accessible.



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Total Area: 68.9 m<sup>2</sup> ... 742 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





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