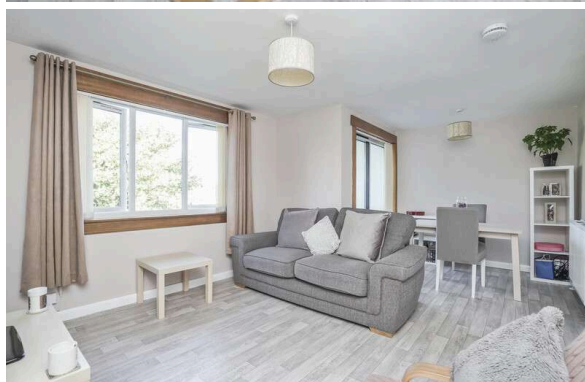




60/6 Captain's Drive
GRACEMOUNT | EDINBURGH | EH16 6QJ


warners
solicitors & estate agents



60/6 Captain's Drive

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Particularly appealing two bed west-facing top floor flat, situated within a three storey block containing six properties enjoying an extremely convenient location, close to a good range of amenities and super transport links.

This lovely flat is offered to the market in good order throughout and provides comfortable and light filled living space which comes with the added attraction of a private area of garden to the rear.

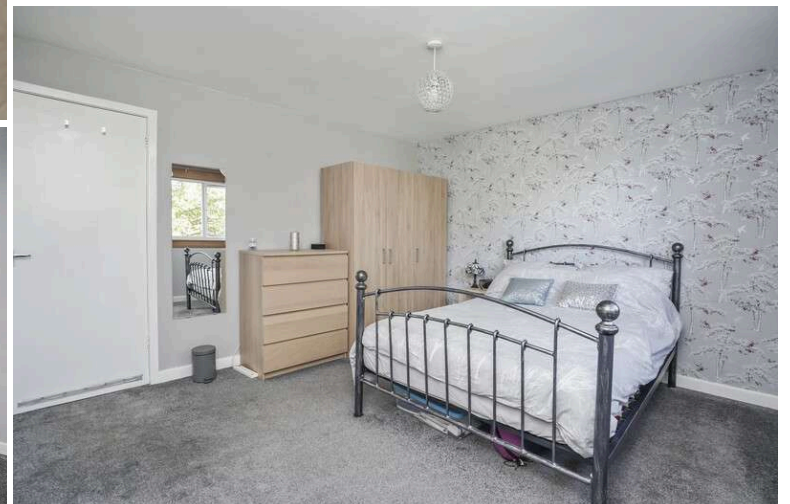
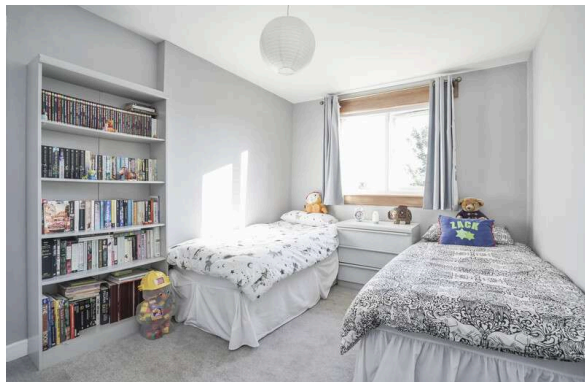
- Central hallway with storage
- Living/dining room falling naturally into two distinct area with patio doors accessing a sunny balcony
- Fitted kitchen
- Two good sized double bedrooms, one with twin fitted wardrobes
- Shower room featuring a contemporary white suite (re-fitted 2020)
- Gas central heating
- Double glazing
- Private garden to rear with shared drying green beyond
- On street parking

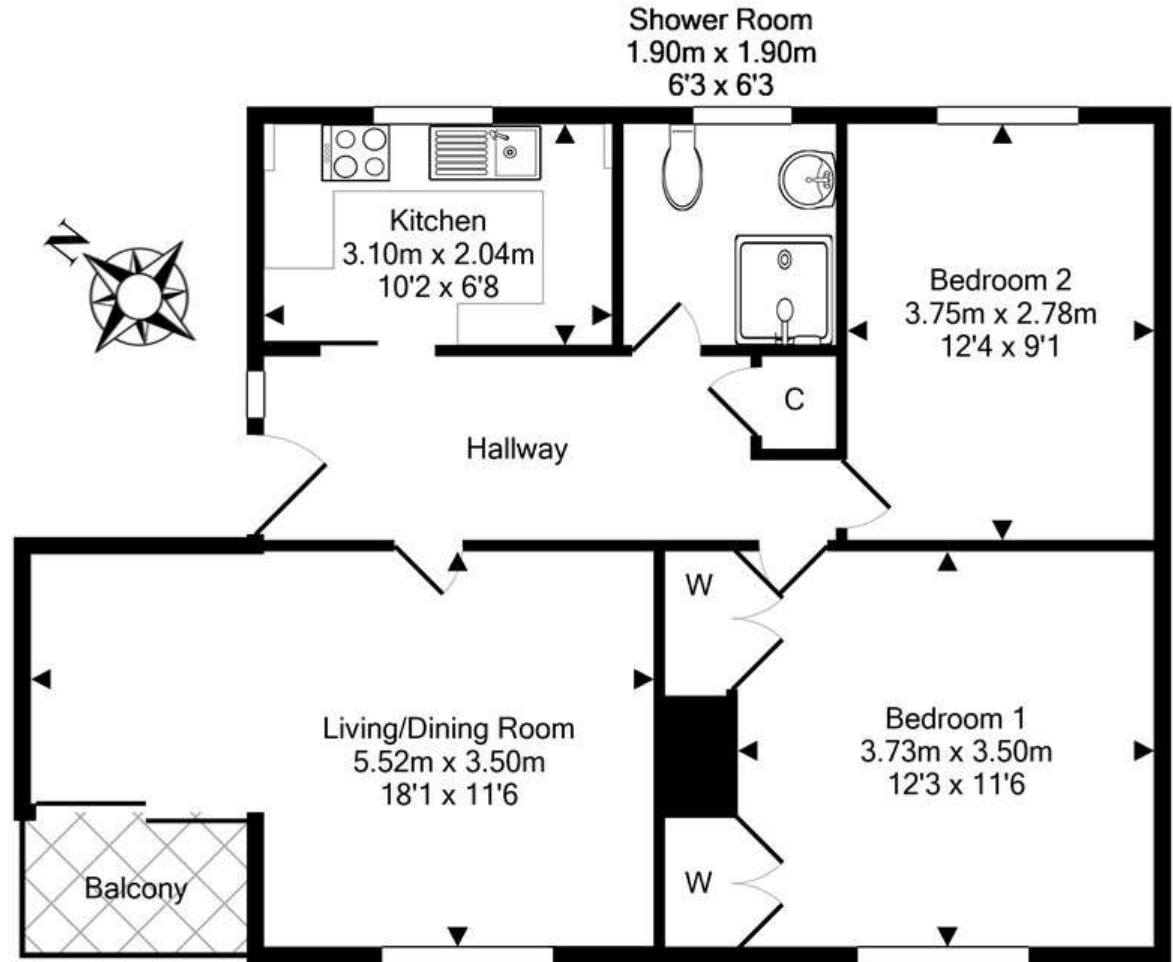
Extras included in the sale are light fittings, window blinds, curtains, cooker, fridge/freezer, washing machine and freestanding wardrobe in main bedroom . EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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