



71/6 Gracemount Avenue
GRACEMOUNT | EDINBURGH | EH16 6SR


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Set on a quiet street, moments from excellent local amenities, quick transport links and vast open green spaces is this well presented second floor apartment with front views over to the Pentlands and rooftop views over to the Firth of Forth to the rear. The bright and spacious property boasts gas central heating, double glazing and unrestricted on street parking. The accommodation comprises welcoming entrance hallway with storage and security entry phone, bright lounge with feature fireplace, contemporary kitchen with attractive units, two well proportioned double bedrooms and the accommodation is completed by a stylish shower room with dual headed waterfall mains shower and vanity unit sink. Externally there is a communal drying green and a storage cupboard in the stair.

- Well presented, bright and spacious second floor flat
- Welcoming hallway with storage
- Bright lounge with feature fireplace and views over to the Pentlands
- Rear views over rooftops to the Firth of Forth
- Contemporary kitchen with space for appliances
- Two double bedrooms
- Stylish shower with dual headed mains waterfall shower and vanity sink unit
- Gas central heating & double glazing
- Security entry system
- Communal drying green
- Ample unrestricted on street parking

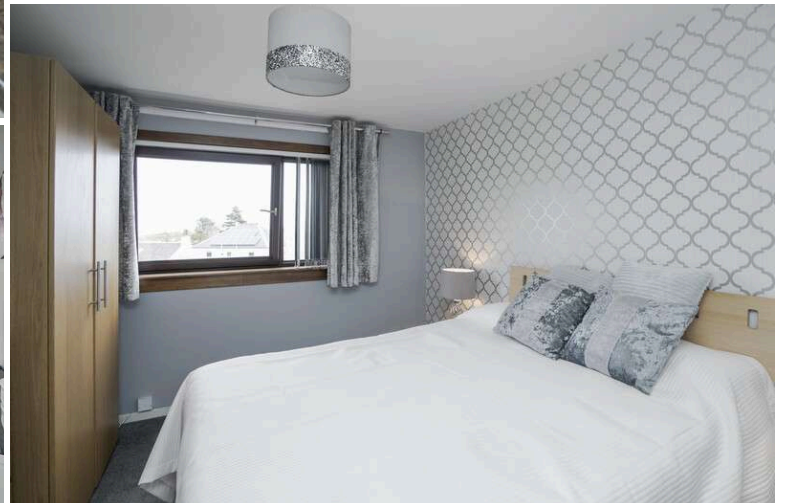
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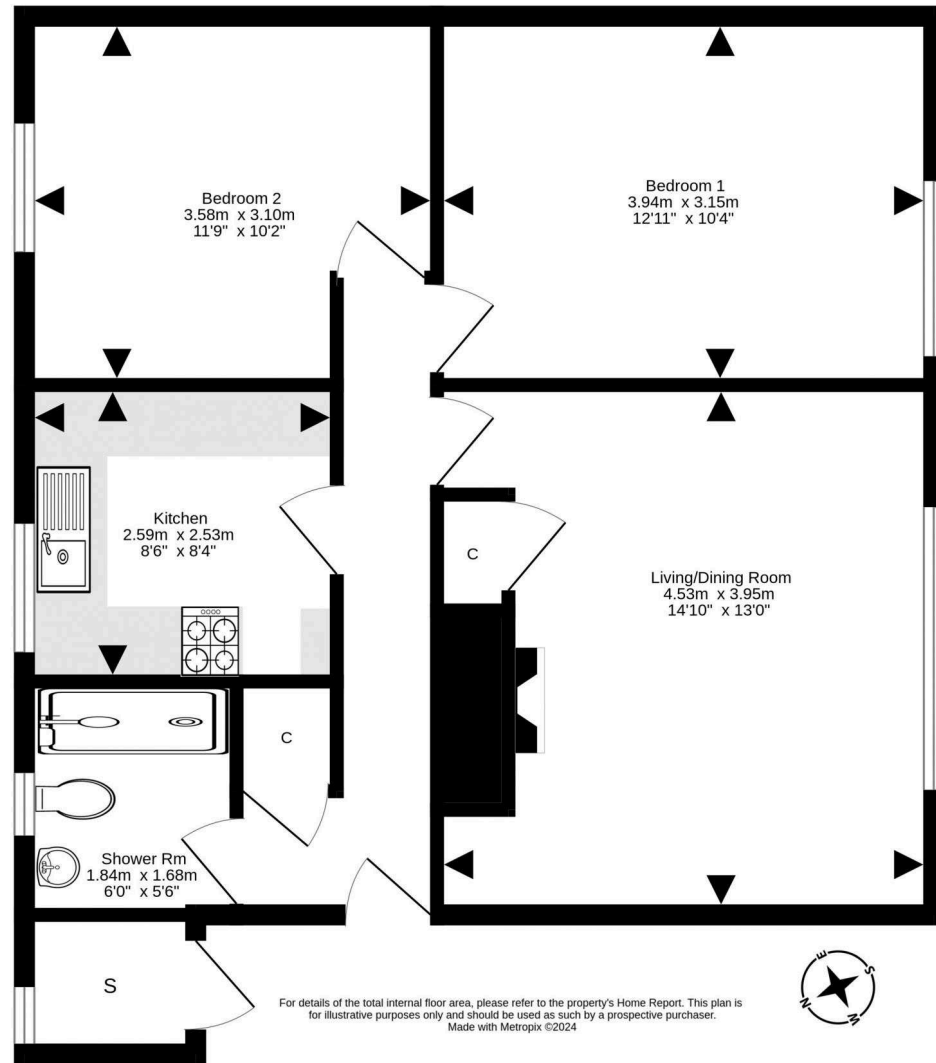
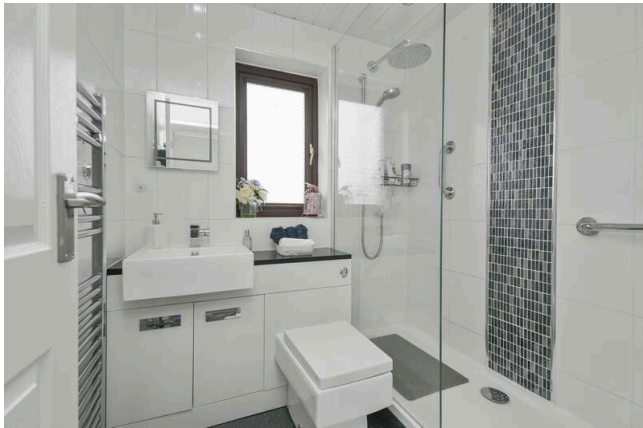
Extras include all floor coverings, curtains, blinds, washing machine, cooker, fridge/freezer, white wardrobe in the front room and all brown furniture in the back room.

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.





22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

ēspc