



26/4 St Katharine's Crescent
GRACEMOUNT | EDINBURGH | EH16 6PU


warners
solicitors & estate agents



26/4 St Katharine's Crescent

GRACEMOUNT | EDINBURGH | EH16 6PU

Set in the heart of Gracemount, moments from excellent amenities, quick transport links, vast open green spaces and easy access to the Royal Infirmary is this spacious first floor apartment. Boasting a rear garden, balcony, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, bright lounge with generous dining space and balcony off, a contemporary kitchen with attractive units, two well-proportioned double bedrooms (one with double built-in wardrobes) and the flat is completed by a stylish bathroom with shower over bath.

- Quiet tree lined street
- First floor apartment
- Welcoming hallway
- Bright lounge with balcony
- Contemporary kitchen
- Two double bedrooms
- Stylish bathroom
- rear garden
- Free on street parking

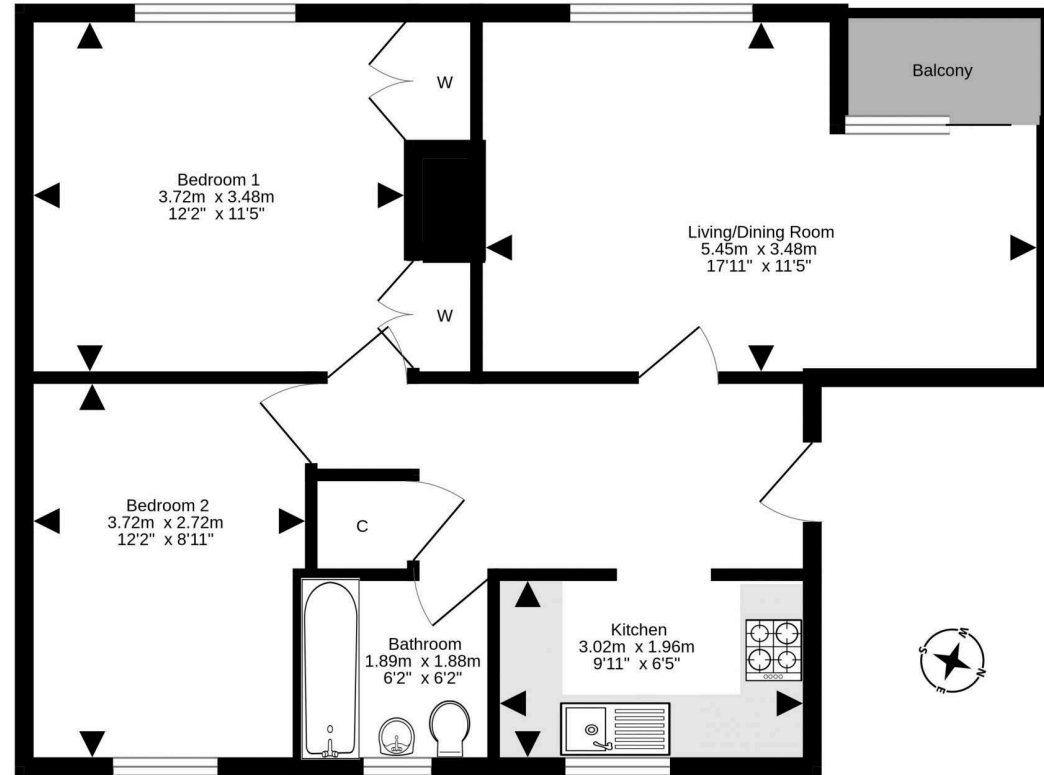
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Gracemount area of Edinburgh lies to the south of the city centre. There is an excellent 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.

EPC rating C





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. Made with Metropix ©2024

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

espc