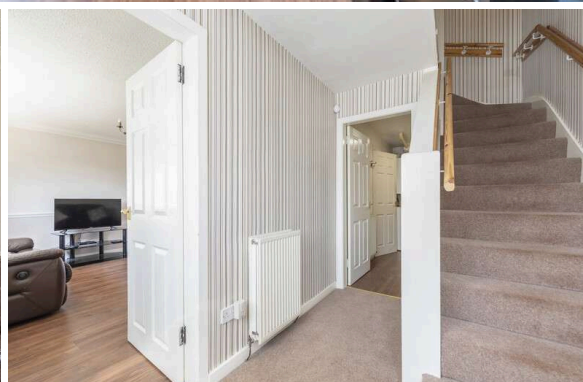




3 Burnhead Crescent  
GRACEMOUNT | EDINBURGH | EH16 6EB

  
**warners**  
solicitors & estate agents



## 3 Burnhead Crescent

GRACEMOUNT | EDINBURGH | EH16 6EB

Set on a quiet street in the heart of Gracemount close to excellent local amenities, vast open green spaces and quick transport links is this spacious terraced home with large front driveway and fully enclosed rear garden. The property boasts double glazing and gas central heating and would make an ideal family home. The accommodation comprises welcoming entrance hallway, bright lounge with feature fireplace, contemporary kitchen with attractive units, useful utility room with access to the back garden and following up a wide staircase the upper level benefits from three well-proportioned double bedrooms and a wet room. Externally the fully enclosed rear garden is laid to lawn with a garden shed.

- Terraced family home
- Gracemount location
- Large driveway
- Fully enclosed rear garden
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Three double bedrooms
- Wet room
- Gas central heating

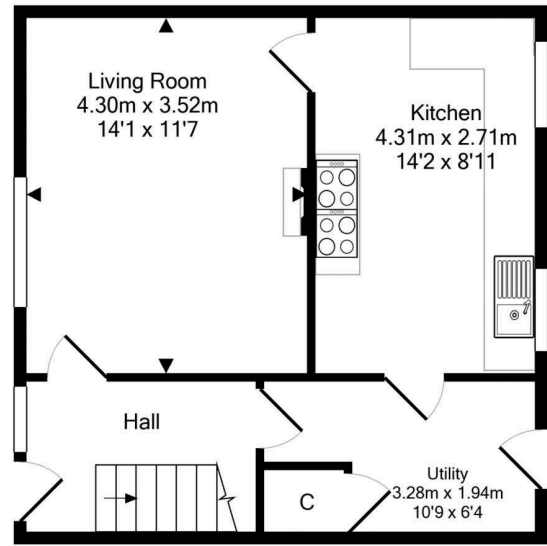
Property is to be sold as seen with all items as viewed to be included in sale price. EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

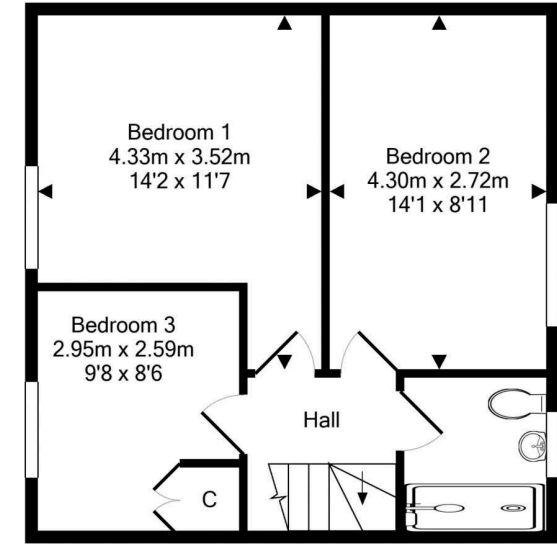


The area of Gracemount, bordering Liberton, is an established residential area only three miles from the city centre. The area enjoys lovely green spaces including parks, woodlands and two burns, one with a nature trail. Gracemount benefits from an excellent range of shops close by, including Cameron Toll Shopping Centre, various other large supermarkets, and more traditional shops in the immediate area. The area offers great outdoor pursuits and fitness, from a relaxing stroll along Burdiehouse Burn, Ellen's Glen Woods or Stenhouse Burn, indoor activities at Gracemount Leisure Centre, sports or a picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which boasts panoramic views of the city. The property falls within the catchment area for Gracemount Primary School and Gracemount High School. The area is also convenient for medical and research professionals working at Liberton Hospital and the Edinburgh Royal Infirmary. Regular day and night bus services ensure fast and convenient links to the city centre and Edinburgh City Bypass is just a few minutes' drive away.





Ground Floor



1st Floor



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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