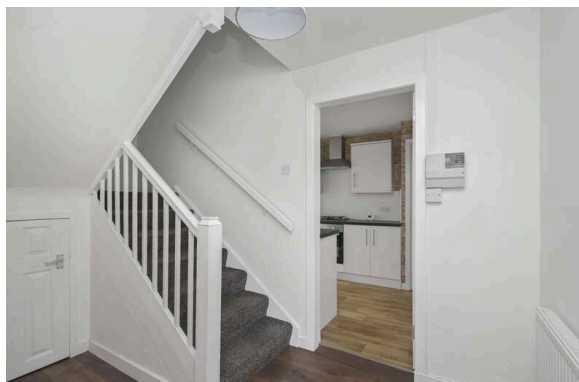




62 Captain's Drive
GRACEMOUNT | EDINBURGH | EH16 6QG


warners
solicitors & estate agents



62 Captain's Drive

GRACEMOUNT | EDINBURGH | EH16 6QG

Warners are delighted to present to market this generously sized and well-presented four bedroom terraced house boasting private driveway and gardens, quietly set in a mature residential development in Gracemount. With modern fixtures and fittings throughout the property is presented to the market excellent decorate order with enjoying excellent transport links to the city centre and easy access to the city bypass, making this an ideal purchase for a family or couple for more space. A welcoming entrance vestibule and hallway give access to the ground floor accommodation which comprises of a light and spacious dual aspect living / dining room which has ample room for both relaxing and dining furniture. The well equipped kitchen comes with a good range of modern wall and base units and a door gives direct access to the enclosed rear garden. There is also a 4th bedroom on this level which would also be utilised as a study or home office. Upstairs houses three good sized bedrooms (one with integrated storage) and a contemporary family bathroom with stylish three piece, shower over bath completes the internal accommodation. Externally the property boasts gardens to the front, side and rear and a good sized driveway for off street parking. The property further benefits from double glazing, gas central heating, floored loft and a shed for handy external storage.

- Generously sized, modern family home
- Welcoming entrance vestibule and hallway with good storage
- Light and spacious dual aspect living/dining room
- Modern well equipped kitchen with door access to private rear garden
- Four bedrooms (one with integrated storage)
- Contemporary bathroom with stylish three piece suite
- Private driveway (can accommodate two cars)
- Gas central heating and double glazing
- Private gardens to front, side and rear with shed
- Floored loft

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

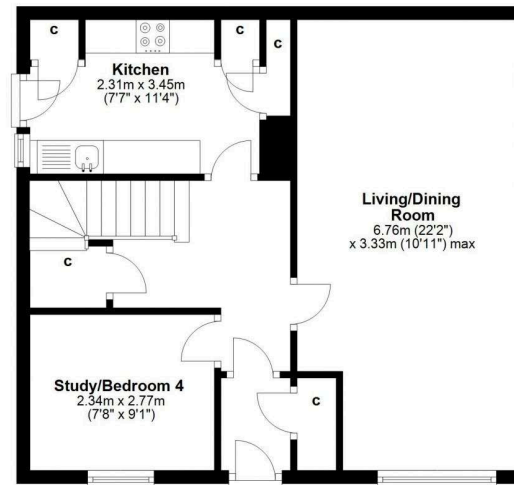
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



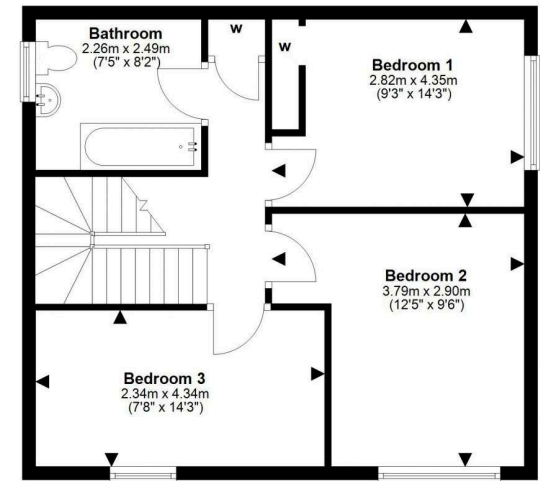
Property sold as is EPC: C

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.

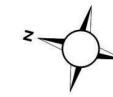




Ground Floor



First 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 buyer.