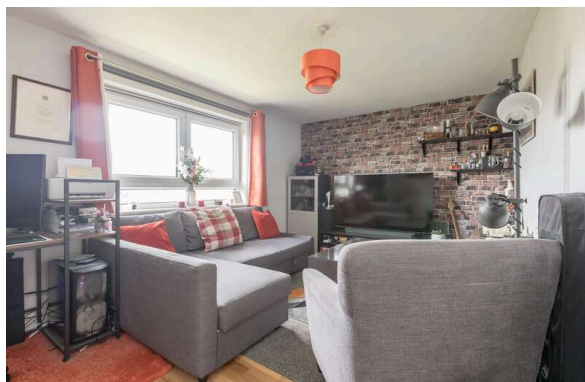




97/8 Captain's Drive
GRACEMOUNT | EDINBURGH | EH16 6QD

warners
solicitors & estate agents



97/8 Captain's Drive

GRACEMOUNT | EDINBURGH | EH16 6QD

This modern two-bedroom flat is located on the third floor of a traditional building in the sought-after Gracemount area of Edinburgh. The property offers a blend of contemporary style and classic charm, making it an ideal home for modern living.

The home boasts a spacious sitting room adorned in neutral tones, creating a calm and inviting atmosphere. Large windows allow natural light to flood the space, enhancing the room's airy feel.

The separate kitchen is a highlight of the flat, featuring sleek white units and modern appliances. The design is both stylish and functional, providing ample storage and workspace.

There are two generously sized double bedrooms, each offering a comfortable retreat with plenty of room for furnishings. The bedrooms maintain the flat's neutral decor, allowing for personalisation to suit your taste.

The contemporary family bathroom is finished in sophisticated grey tones, equipped with a shower over the bath. This modern touch ensures a luxurious and practical space for daily use.

This flat in Gracemount combines the charm of traditional Edinburgh architecture with the conveniences of modern living, all in a popular and well-connected area of the city. In brief the property comprises -

- Welcoming hall with ample storage.
- Spacious sitting room with neutral tones.
- Separate, modern kitchen with sleek white units.
- Two double bedrooms.
- Contemporary family bathroom with shower over bath.
- Gas central heating and double glazing.
- On street parking.
- Communal grounds.

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

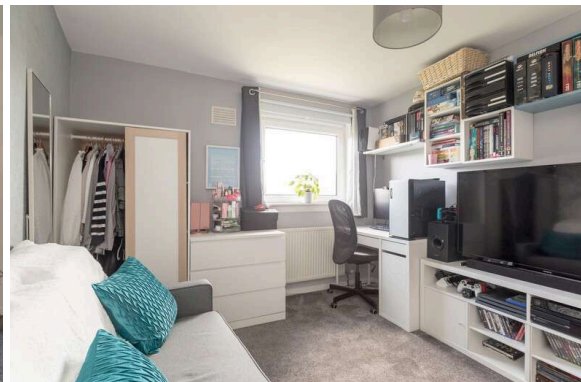


All integrated kitchen appliances, light fixtures, curtains and blinds, wall mounted shelves and freestanding shelves in storage locker are included in the sale

Washing machine, tumble drier, bookcases, wardrobes, microwave and kettle are available by separate negotiation with the seller

EPC Rating 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.





Captains Drive, EH16 6QD



Approx. Gross Internal Area
697 Sq Ft - 64.75 Sq M

Store

Approx. Gross Internal Area
16 Sq Ft - 1.49 Sq M

For identification only. Not to scale.

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