



22 Southhouse Place  
GRACEMOUNT | EDINBURGH | EH17 8FD

  
**warners**  
solicitors & estate agents



## 22 Southhouse Place

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This well presented three-bedroom end-terraced home is nestled in the sought-after Gracemount area of Edinburgh, offering a perfect blend of modern living and spacious comfort. Upon entering, you are welcomed into a generous living room, bathed in natural light from large windows that create an inviting atmosphere. The separate kitchen/dining room features sleek modern white units, providing an ideal space for family meals and entertaining. The lower level also includes a convenient WC and a large storage cupboard, ensuring practicality for daily living.

Ascending to the upper level, you'll find three well-proportioned double bedrooms. The master bedroom is a standout feature, complete with a striking en-suite shower room that showcases bold red finishes, adding a touch of luxury. The upper level is further complemented by a contemporary family bathroom, tastefully decorated in neutral tones, perfect for relaxation.

Externally, the property boasts a multi-car driveway at the front, providing ample off-street parking. The private rear garden is a tranquil retreat, featuring a spacious garden room that offers additional storage options or could be transformed into a versatile hobby space. This delightful home is ideally located within a vibrant community, close to local amenities, schools, and green spaces, making it perfect for families or anyone looking for a peaceful yet connected lifestyle. On brief the property comprises -

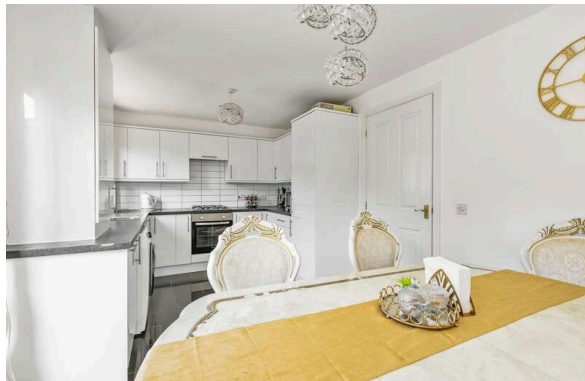
- Welcoming hallway.
- Bright and spacious living room.
- Open plan kitchen/dining room with attractive white units.
- Handy WC on the lower level.
- Three doubled bedrooms, with the master bedroom boasting a modern en-suite shower room.
- Contemporary family bathroom with neutral tiling.
- Gas central heating and double glazing.
- Multi-car driveway.
- Private rear garden with garden room.

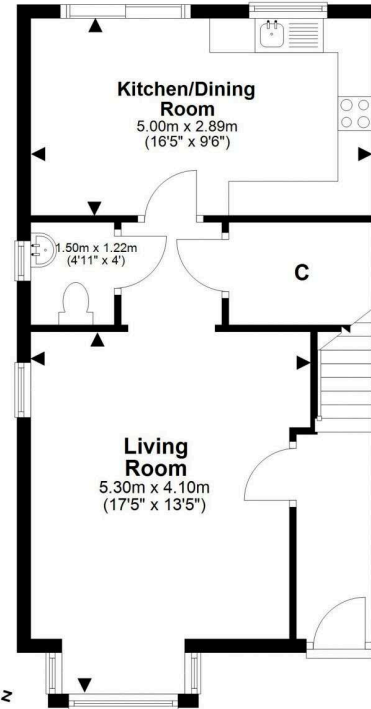
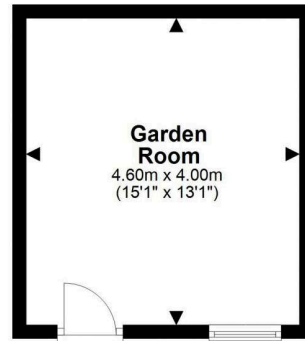
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



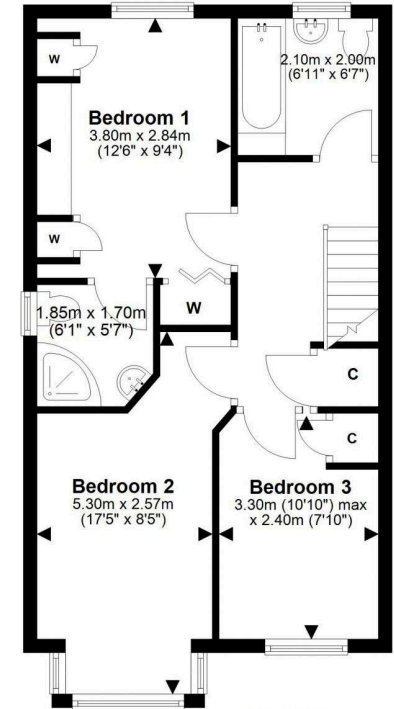
All integrated kitchen appliances will be included in the sale of the property. EPC: Factors approx. £70 P/Y: Ross & Liddell

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 Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.