

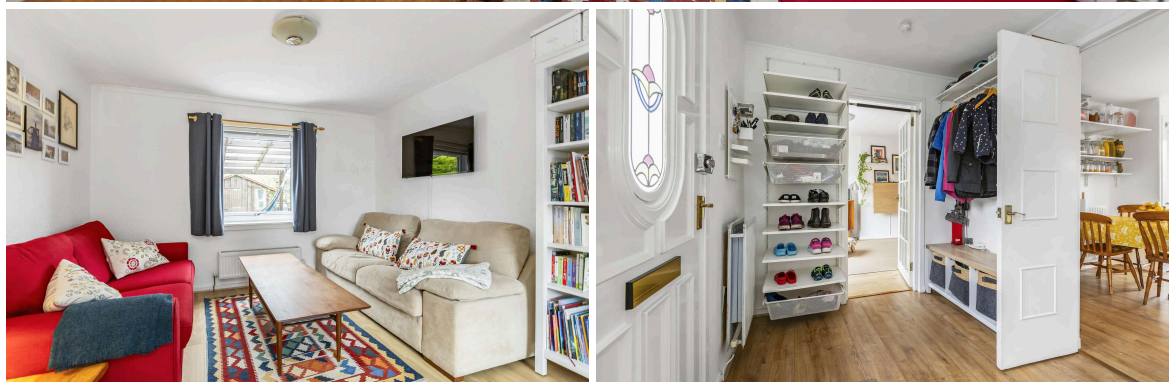


GRACEMOUNT
SQUARE

40

40 Gracemount Square
GRACEMOUNT | EDINBURGH | EH16 6EJ

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Beautifully presented three bedroom End terraced home set over two floors with high spec interior and well landscaped gardens, forming part of a sought after development, located in Gracemount a very popular and convenient residential area not far from the city centre.

Internally the property is stylish, well planned and beautifully presented, with many pleasing features. Downstairs, the spacious living room would make a great reception room and place to entertain. The beautifully appointed kitchen/diner currently comprises oven, induction hob and fan, dishwasher, dining area, fridge/freezer, washing machine, pantry cupboard and has access leading out to the beautiful rear garden. Upstairs there are three well proportioned bedrooms, one with built in wardrobes and one housing the boiler. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail. Further benefits on offer include gas central heating, double glazing, a partially floored attic, extremely attractive landscaped gardens at the front and rear with a stylish pergola, patio, decking, shed, lawn and a raised bed. Early viewing is highly recommended to avoid missing out.

- Entrance hall
- Fully fitted Kitchen/dining room
- Spacious living room
- Three well proportioned bedrooms
- Stylish bathroom
- Gas central heating and Double glazing
- Partially floored Attic
- Beautiful private gardens front and rear
- On-street parking close at hand

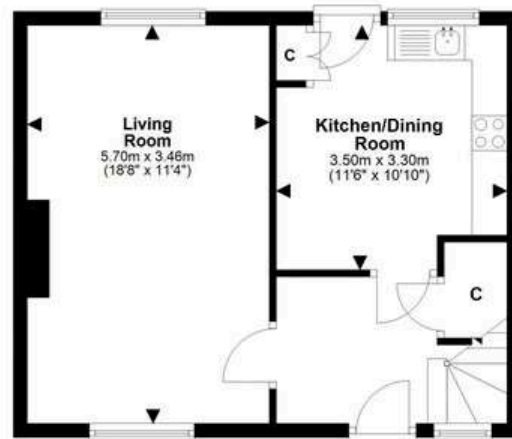
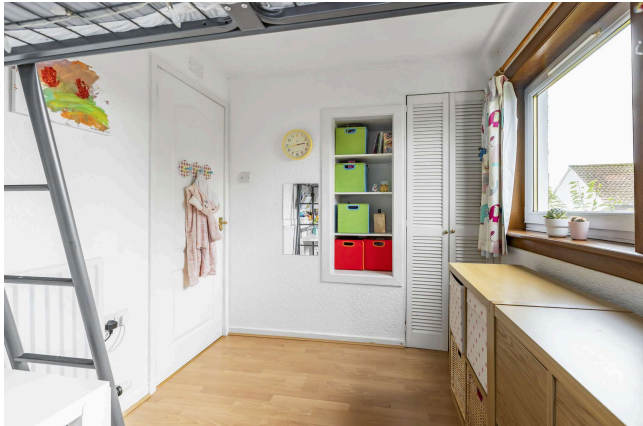
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



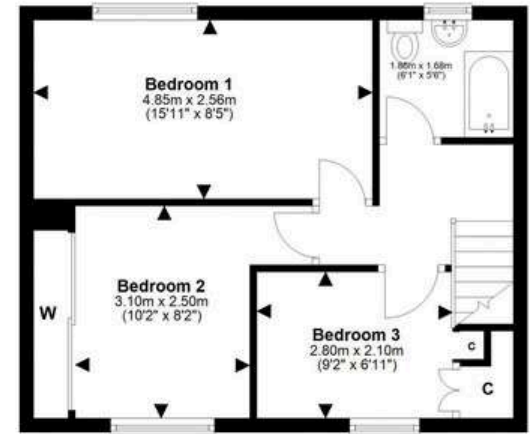
All blinds, beige couch, induction hob, oven, fridge freezer, washing machine, free standing cupboards in bedroom and outdoor bench will be included in the sale. EPC Rating C.

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.





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.