



3 Balmwell Grove  
GRACEMOUNT | EDINBURGH | EH16 6HG

  
**warners**  
solicitors & estate agents





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Set on a quiet street, moments from excellent amenities, quick transport links and vast open green spaces is this spacious terraced house. Boasting private front and rear gardens, gas central heating and double glazing this property would make an ideal buy offered to the market in move-in condition.

The accommodation comprises a welcoming entrance hallway, a bright lounge with feature fireplace, a modern kitchen with attractive units and downstairs is completed by a flexible room which could be an ideal utility room or home office. Following up a carpeted staircase the upper level enjoys three well-proportioned double bedrooms and the home is completed by a stylish shower room. Externally the fully enclosed South-East facing and fully enclosed rear garden is mainly laid to lawn with a paved section ideal for al fresco entertaining.

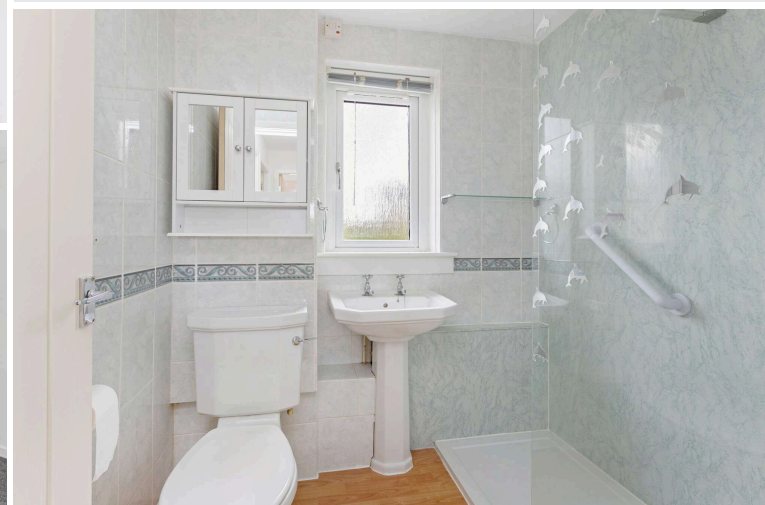
- Immaculate terraced house in quiet setting
- Close to open green spaces and excellent amenities
- Private front and rear gardens
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- utility/home office
- Three ample bedrooms
- Stylish shower room
- Council Tax C and Energy Rating C

All fittings and fixtures will be included in the sale

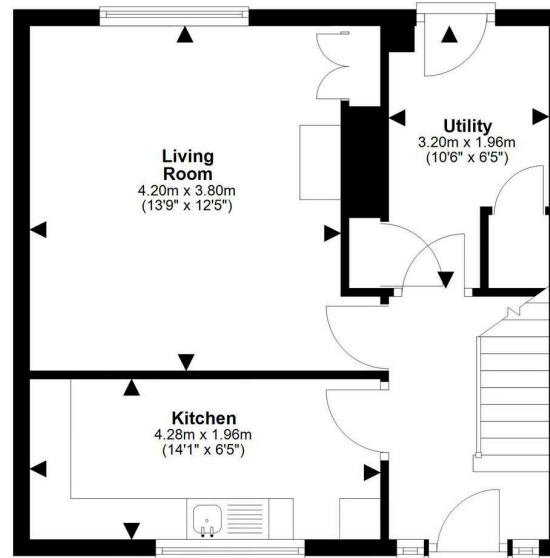
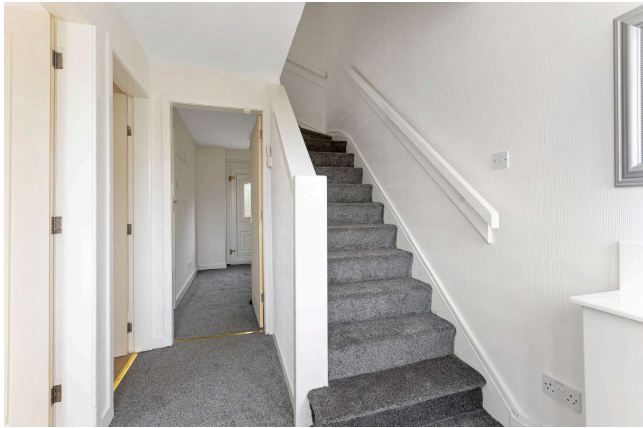
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



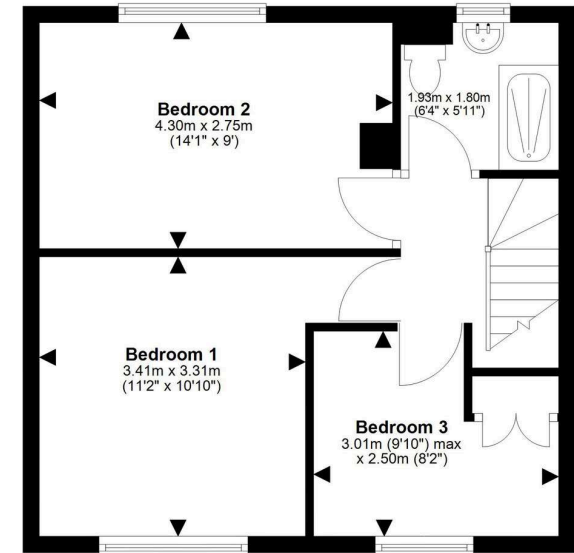
The area of Gracemount, bordering Liberton, is an established residential area only three miles from the city centre. The location enjoys lovely green spaces including parks, woodlands and two burns, one with a nature trail. Gracemount benefits from an excellent range of shops close by, including Cameron 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**



**First Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.