



12 Linden Avenue
GRACEMOUNT | EDINBURGH | EH16 6FA


warners
solicitors & estate agents



12 Linden Avenue

GRACEMOUNT | EDINBURGH | EH16 6FA

Warners are delighted to present this superb three-bedroom end-terraced family home, boasting a beautifully landscaped rear garden and tucked away within a sought-after modern development. Ideally located close to excellent transport links and local amenities, the property offers the perfect balance of convenience and tranquillity.

Set well back from the road on a tree-lined street, this home is an excellent choice for first-time buyers or young families. The attractively presented interior is finished to a high standard, with modern fittings. The accommodation includes a bright and spacious living room with French doors opening onto the front garden, a contemporary fitted dining kitchen, and a practical utility room. Upstairs, there are two generous double bedrooms with built-in wardrobes, a third single bedroom with useful over-stair storage, and a well-appointed family bathroom. A downstairs WC adds further convenience, with potential to convert into a shower room subject to the necessary consents. Ample storage is provided throughout, including wardrobes, cupboards, and loft space, while modern comforts such as gas central heating, double glazing, and an air heat recovery system ensure year-round comfort. Externally, the property enjoys fully enclosed, child-friendly gardens to the front and rear, with the rear garden featuring a lawn and patio area ideal for outdoor dining and relaxation. Residents benefit from plentiful parking bays located within the development.

Stylish, practical, and perfectly located, this beautifully presented property offers modern family living in a desirable setting and is sure to appeal to a wide range of buyers.

- Quiet end-terraced home set back on a tree-lined street
- Stylish modern interior with engineered wood flooring
- Spacious living room with French doors to landscaped garden
- Two double bedrooms with built-in wardrobes plus a third bedroom
- Fully enclosed, child-friendly front and rear gardens
- Excellent location close to transport links and local amenities

Energy Rating B, Council Tax Band D.

Fee payable to factor, Ross and Liddell approx. £12 per month.

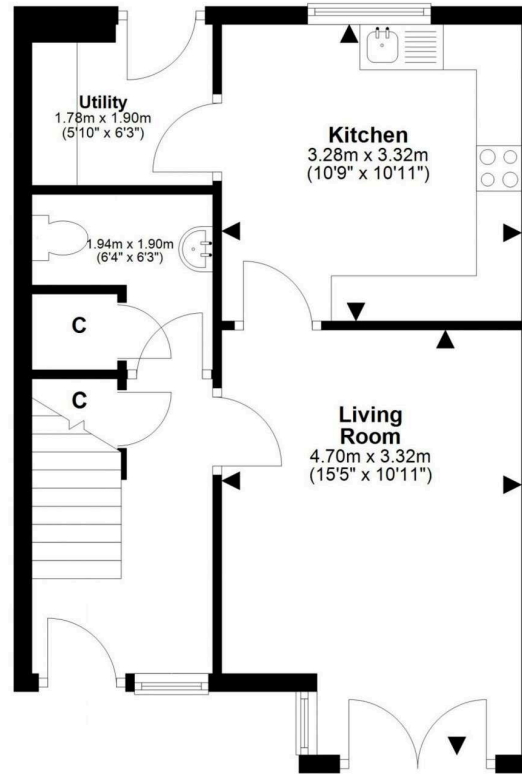
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



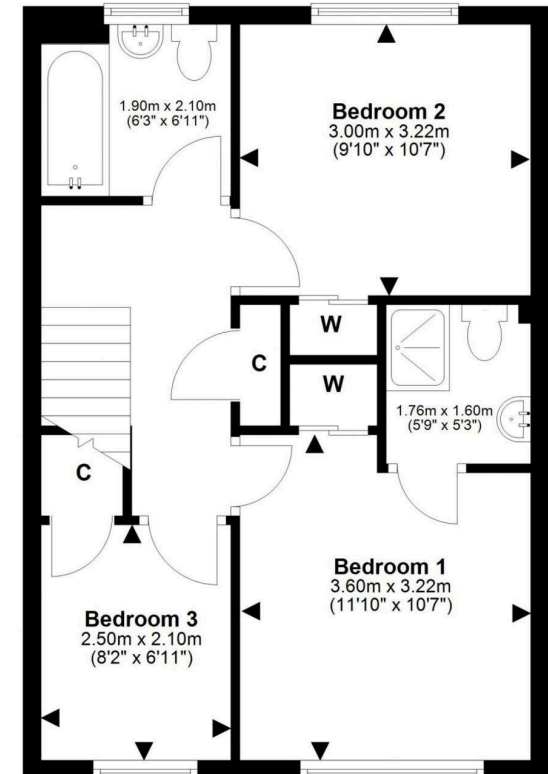
All fixtures, integrated kitchen appliances and blinds/curtains (excluding the fabric blinds in main bedroom) will be included in the sale.

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



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.