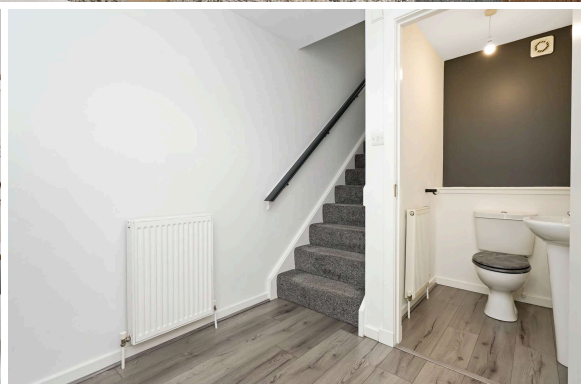
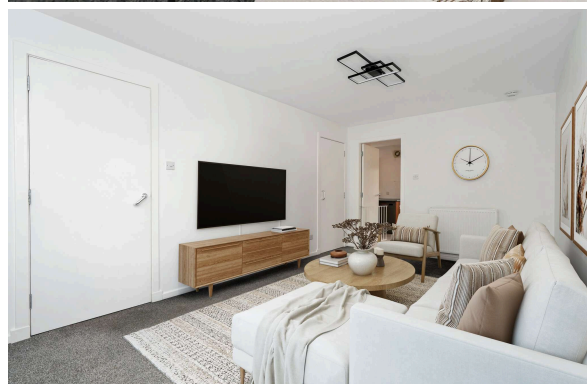




107 Gracemount Drive
GRACEMOUNT | EDINBURGH | EH16 6RQ


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107 Gracemount Drive

GRACEMOUNT | EDINBURGH | EH16 6RQ

Ideal home for a couple or young family forming a mid terrace villa boasting light and spacious accommodation and a large private rear garden, located in a popular residential area close to great amenities and transport links for travelling in or out of the City Centre.

This freshly presented property is well worth viewing to appreciate the generous sized rooms and the excellent storage facilities. Both the main public room and the kitchen have ample free floor space for dining. The carpets were replaced in 2024 and the wetroom around 3 years ago.

Lying to the rear is a good sized private garden with lawn, which is fully enclosed and safe for a young child or pet, as is the pebbled front garden.

- Living/dining room with handy storage boxroom
- Fitted dining kitchen with appliances included
- Entrance hall
- Downstairs WC
- Upper landing with two cupboards and loft storage
- Two double bedrooms, each with built-in wardrobe space
- Wetroom/electric shower
- Gas central heating
- Double glazing
- Carpets refitted in 2024
- Private gardens front and rear
- On-street parking

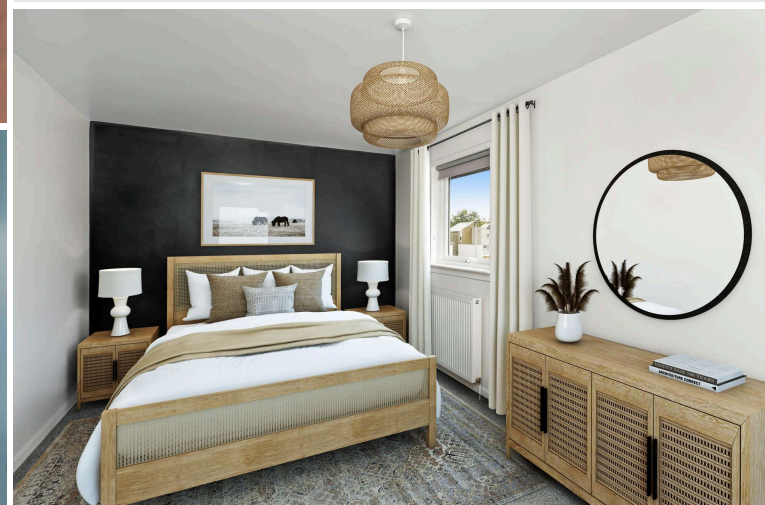
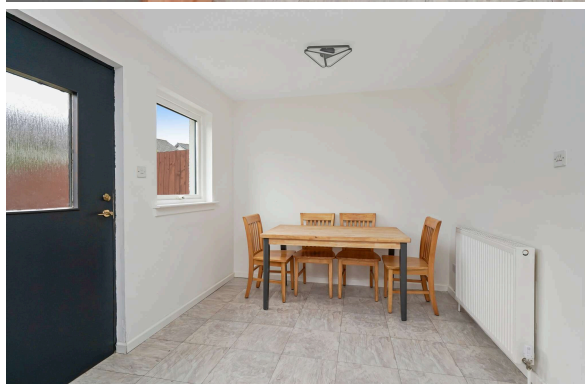
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

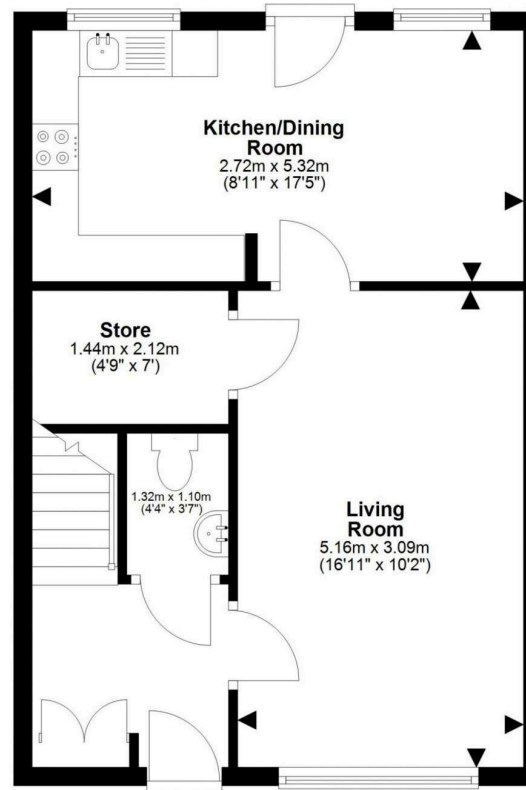
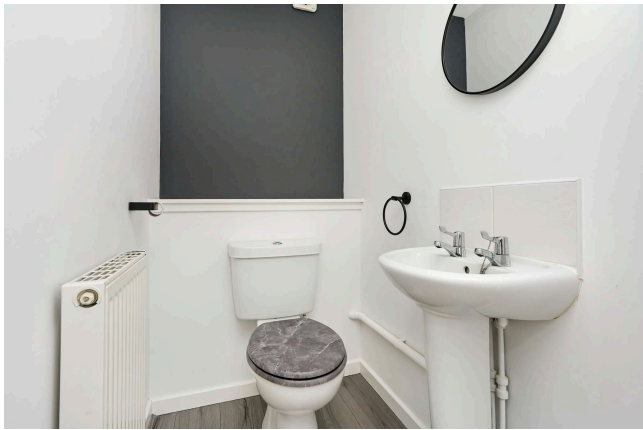
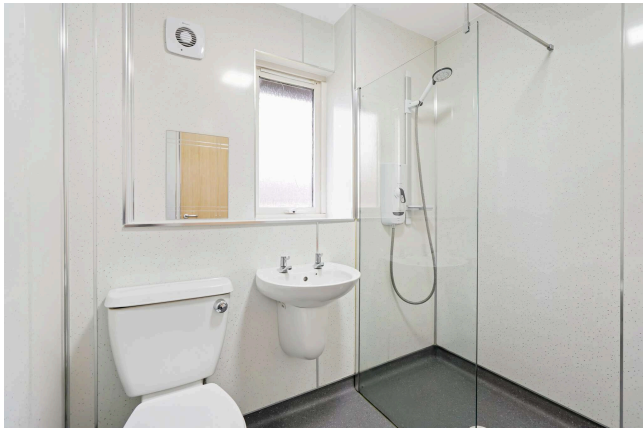


Extras included in the sale are all blinds, fridge freezer, washing machine and dishwasher.

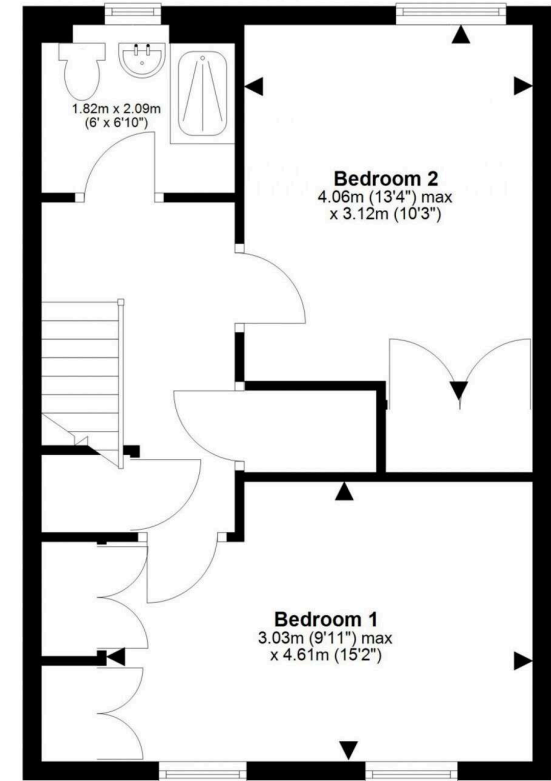
Energy rating B. Council Tax band C.

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, including a corner shop just over the road. 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.