



44 Southhouse Avenue  
GRACEMOUNT | EDINBURGH | EH17 8DA

  
**warners**  
solicitors & estate agents



## 44 Southhouse Avenue, GRACEMOUNT | EDINBURGH | EH17 8DA

This fantastic end-terrace family home, set over two levels, is located in the sought-after Southhouse area on Edinburgh's south side. Bright, spacious, and thoughtfully designed throughout, it offers excellent modern living in a highly convenient location.

The ground floor features a generous dual-aspect sitting room and a stylish, well-appointed dining kitchen with patio doors opening directly to the enclosed rear garden, perfect for entertaining or relaxing outdoors. A handy downstairs cloakroom and plenty of built-in storage, including a large walk-in cupboard, add to the home's practicality.

Upstairs, there are three comfortable bedrooms, with the master enjoying a private en-suite shower room, alongside a contemporary family bathroom.

Externally, a double gate opens to a private driveway. The well-maintained front and rear gardens provide ideal outdoor space for children and pets to play safely, a true bonus for modern family living.

The property enjoys an enviable location close to the city centre, Edinburgh University, the Royal Infirmary, and the Royal Hospital for Children. Residents benefit from excellent public transport links and easy access to the many amenities, shops, and attractions Edinburgh has to offer.

This superb home will appeal to families looking to upsize or move to a well-connected area, as well as to investors seeking a fully rental-compliant buy-to-let opportunity. Early viewing is highly recommended.

- Bright, spacious end-terrace home in popular Southhouse.
- Modern kitchen with patio doors to enclosed garden.
- Three bedrooms, master with en-suite.
- Private driveway.
- Excellent storage throughout.
- Close to city centre, university, and hospitals.

Energy Rating C, Council Tax D

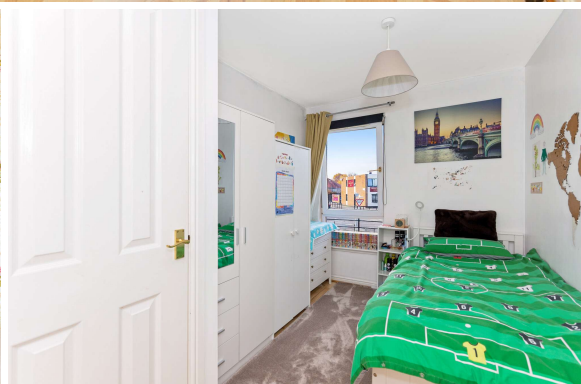
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

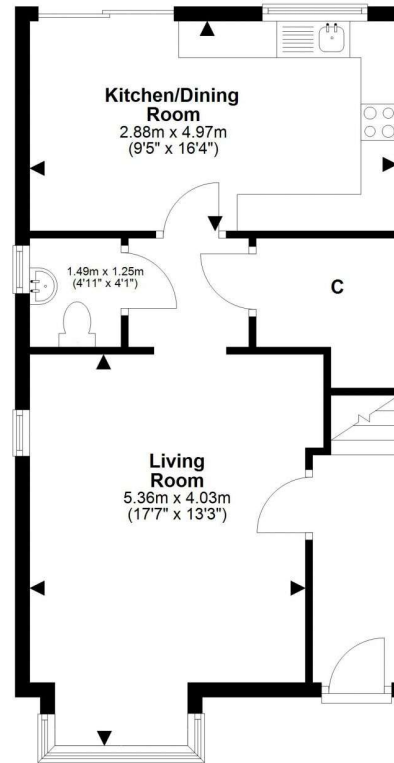


The popular Gracemount area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are 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.

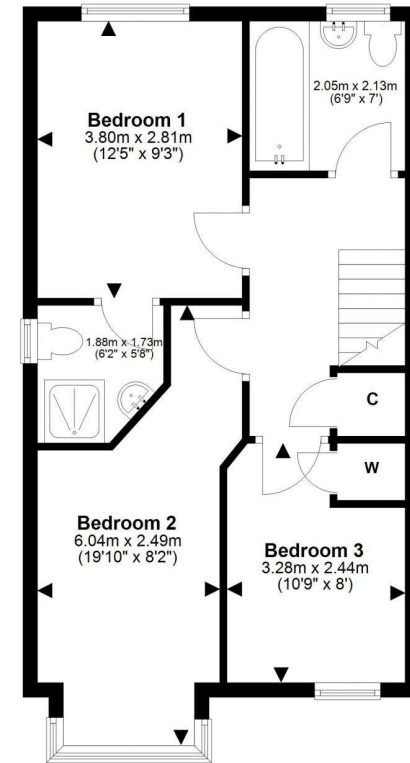
All fixtures, fittings, curtains, integrated appliances, the dishwasher and washing machine are included in the sale.

CCTV Cameras may be available through separate negotiation.

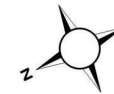




Ground Floor



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.