



8 Gracemount Square
LIBERTON | EDINBURGH | EH16 6EG


warners
solicitors & estate agents



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Most impressive end of terrace villa offering extended accommodation and a charming private rear garden in a quiet residential street.

This lovely home has lots of great features and benefits from an extension to rear forming a good sized dining kitchen fitted with modern cream units. Great storage is provided, including cupboard, loft and wardrobe space. The garage is fitted with an electric door and has an open plan workshop to the rear. The property would be ideal as a starter home for a couple or young family.

- Hallway
- Living room
- Dining kitchen
- Utility room
- Two double bedrooms
- Shower-room
- Gas central heating, double glazing, security alarm
- Private gardens front and rear
- Garage/workshop and long driveway
- Garden sauna may be available by separate negotiation

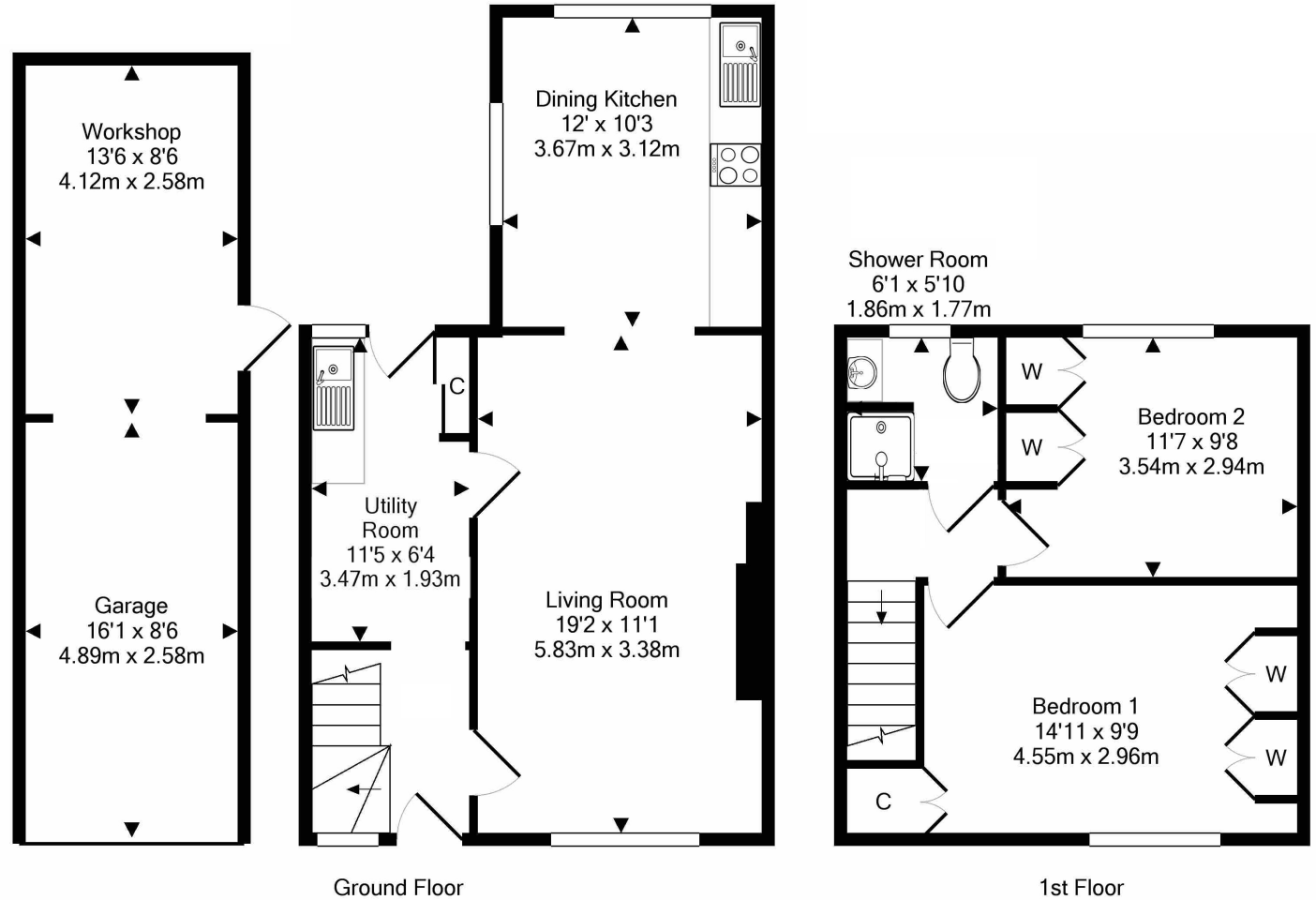
The dish washer, carpets and light fittings will be included in the sale of the property. EPC Rating C.

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



Liberton is a suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury, within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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