



Wonderful blend of period charm

Two-bedroom, semi-detached bungalow



Nestled on a lovely quiet street in the ever-popular Gracemount area of Edinburgh, this delightful two-bedroom semi-detached bungalow offers a wonderful blend of period charm and modern convenience, with scope for further upgrading to suit individual tastes. The property welcomes you through an entrance vestibule featuring the original tiled floor, setting the tone for the character found throughout. A hallway with a useful walk-in cupboard provides excellent storage. To the front, the bright and inviting lounge boasts a beautiful bay window and a feature fireplace with gas flame fire, creating a cosy focal point. The dining room to the rear enjoys twin windows overlooking the garden, along with a built-in unit and direct access to the kitchen-ideal for both everyday living and entertaining. The kitchen is fitted with modern white units and appliances, and leads through to a rear porch, which provides convenient access to both the driveway and the rear garden. There are two generously sized double bedrooms, one of which benefits from an original fireplace, adding further period character. The accommodation is completed by a stylish shower room featuring a walk-in shower, vanity unit, and contemporary wet walling. The attic offers excellent potential for conversion, subject to the necessary planning consents, providing an exciting opportunity to extend the living space. Externally, the property enjoys a pretty front garden with attractive borders, a lawn, driveway, and garage. The rear garden is equally appealing, with a well-maintained lawn, two patio areas perfect for outdoor dining, planted borders, a fruit tree, and side access. This charming home presents an excellent opportunity to acquire a characterful property in a desirable location, with the added benefit of potential to modernise and add value.

Key Features

- Entrance vestibule and hallway
- Lounge
- Dining room
- Kitchen and rear porch
- Two double bedrooms
- Shower room
- Gas central heating and double glazing
- Attic
- Garden
- Garage and driveway



Gracemount

Gracemount offers an excellent selection of local shops on Captains Road including a Tesco and Scotmid Store, both of which are within walking distance of the house. A Morrisons Superstore is located close by on Gilmerton Road, and Cameron Toll Shopping Centre and Straiton Retail Park are also within easy reach. The area is well served by sporting and leisure amenities available at Gracemount Leisure Centre. The Royal Infirmary of Edinburgh is also within close proximity. Edinburgh city centre is approximately four miles north with regular public transport serving the area. The city bypass is easily accessible being approximately two miles to the south. Good schooling in both the state and private sectors is easily accessible.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£320,000

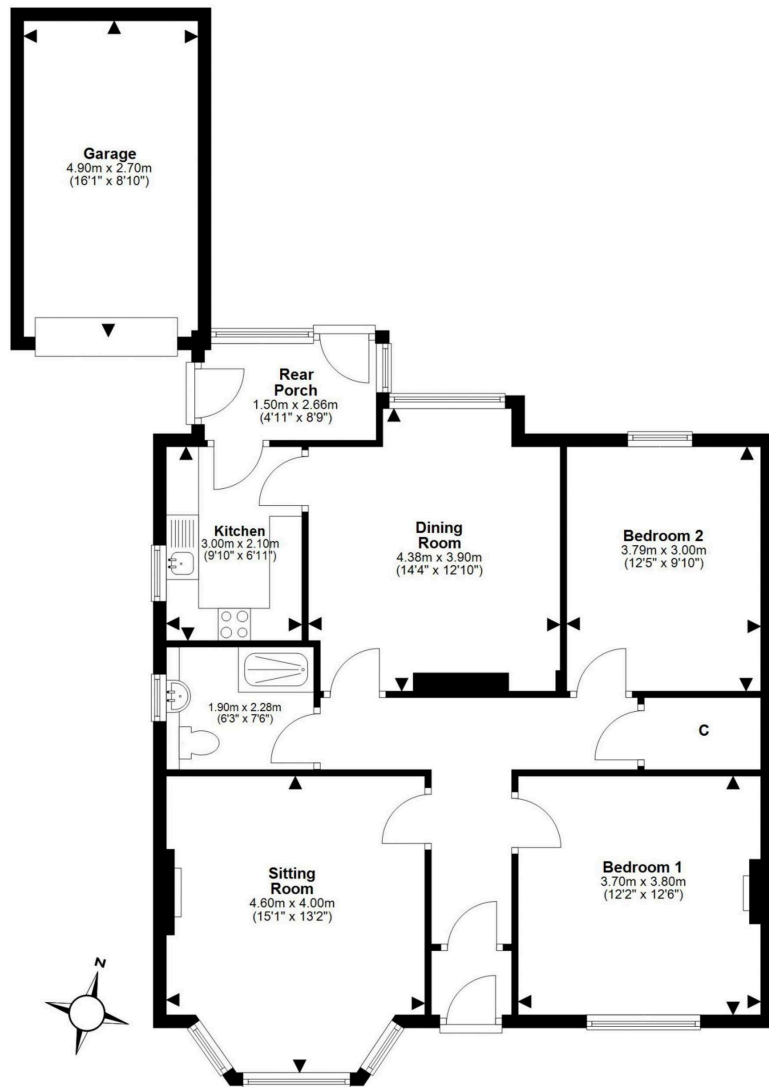
EPC Rating

C

Tenure

Freehold





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.



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