










Offers Over
£250,000

121 Gracemount Drive

Gracemount | Edinburgh | EH16 6RQ

Generously proportioned three-bedroom detached villa nestled within a quiet cul-de-sac setting in the popular Gracemount area. Close to fantastic amenities and convenient transport links, the property is bound to appeal to a variety of purchasers including growing families.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - D



Description

An inviting entrance hallway leads through to the bright and airy lounge/diner, which enjoys a pleasant front-facing aspect and benefits from a useful understairs cupboard for additional storage. The newly fitted kitchen/diner offers a modern and stylish space, complete with a range of integrated and freestanding white goods. Finished with sleek gloss grey units, a contrasting white worktop, and partial tiling in the splash areas, it provides both practicality and contemporary appeal. A ground floor WC, partially tiled and fitted with a two-piece suite, completes the lower level. Upstairs, the landing provides handy storage provisions along with access to the attic, which is partially floored and accessed via a Ramsay ladder. Bedroom one is a comfortable rear-facing double with integrated double wardrobes. Bedroom two is another double room positioned to the front and includes a useful cupboard. Both rooms offer ample space for freestanding furniture and flexible layouts. Bedroom three is a large single room with an integrated cupboard, ideal for use as a nursery, study, or home office. The bathroom is partially tiled and fitted with a shower over the bath.

Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Gardens & Parking

Externally, the property benefits from a sizeable rear garden featuring a slabbed patio and a large shed, while the front garden includes a driveway providing off-street parking for two cars.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





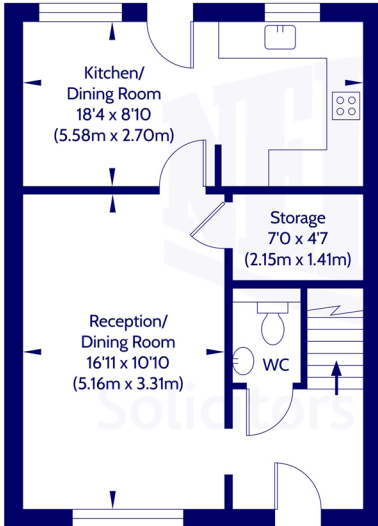
Location

The property is within the popular district of Gracemount which lies to the south of Edinburgh's City Centre, well placed for access to Royal Infirmary of Edinburgh hospital and to many local shops and services with a Morrison's supermarket only a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both a short drive away offering a more extensive range of shopping requirements. Good public transport services operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include the Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with a number of golf courses.

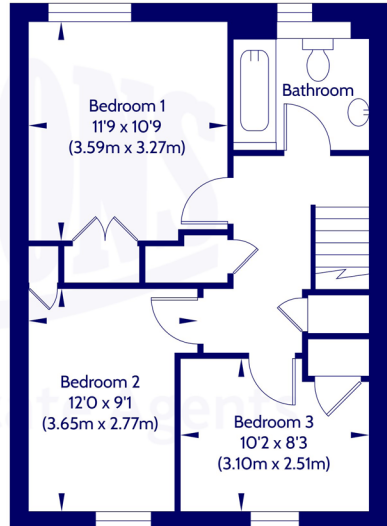




Approx. Gross Internal Floor Area 90 Sq M / 961 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

