



1/ 3 Captain's Row
Gracemount, EH16 6QP

deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Balcony
- Private Section of Garden
- Ground
- Communal Drying Area
- On-Street Parking
- EPC Rating – C



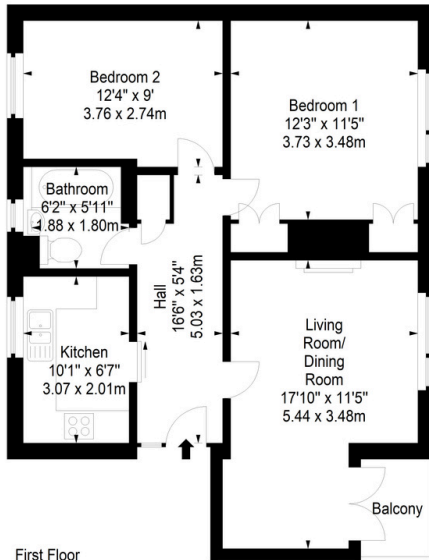
This lovely, well-presented first floor flat is located within the popular residential area of Gracemount, ideal for first-time buyers and young families. The property is well placed for local day-to-day shopping requirements, with further specialised shopping available at Straiton Retail Park and Cameron Toll Shopping Centre. Excellent local amenities are close at hand, including the Edinburgh Leisure gym and swimming pool offering a range of fitness facilities as well as a GP surgery and pharmacy conveniently located across the street. There is a good public transport service providing easy access to the City Centre, with both Gracemount Primary School and Gracemount Secondary School a short distance away. The well laid out accommodation would make an excellent first purchase and comprises: welcoming entrance hall, attractive sitting/dining room with door to private balcony, modern fitted kitchen, two double bedrooms (one with built-in storage) and a bathroom with white suite and shower over. There is a small section of private garden ground with a communal drying area and on-street parking. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, cooker, oven and hood. Other items may be available by separate negotiation. All appliances included in the sale are sold as seen with no warranty provided.



Captains Row,
Edinburgh,
Midlothian, EH16 6QP



Approx. Gross Internal Area
681 Sq Ft - 63.26 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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