



RALPH SAYER
SOLICITORS & ESTATE AGENTS

9/12 Philip Terrace

Gracemount, Edinburgh, EH16 6FJ

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Introducing a modern two-bedroom third-floor flat in Gracemount, which is brought to market in move-in condition offering bright and spacious interiors finished with a blank canvas throughout. This beautiful home has the added appeal of a large, open-plan reception area which is bathed in natural light by dual-aspect glazing that includes two Juliet balconies to make the most of its elevated position. The kitchen forms part of the open-plan layout too, complementing the aesthetic with an on-trend design. The flat further benefits from a quality bathroom and excellent storage to ensure a clutter-free home.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, and concealed extractor), a freestanding fridge/freezer, and a washing machine to be included in the sale. Factor: the development is factored by Ross & Liddell for the approximate fee of £75 per month. This cost covers the upkeep of communal areas and block buildings insurance.

Property Summary

- A third-floor flat with neutral interiors
- Part of a sought-after modern development
- Convenient location in popular Gracemount
- Secure telephone-entry system
- Welcoming hall with walk-in storage
- Open-plan kitchen/living/dining room with:
 - Dual-aspect (southerly-facing) Juliet balconies
 - Modern kitchen with additional storage
- Double bedroom with wardrobe and Juliet balcony
- Second versatile bedroom with storage
- 3pc bathroom with an overhead shower
- Well-maintained communal garden grounds
- Unrestricted residents' parking
- Private allocated lockable bike storage
- Gas central heating and double-glazed windows
- Heat pump systems
- EPC Rating - B | Council Tax Band - C | HR value - £200,000







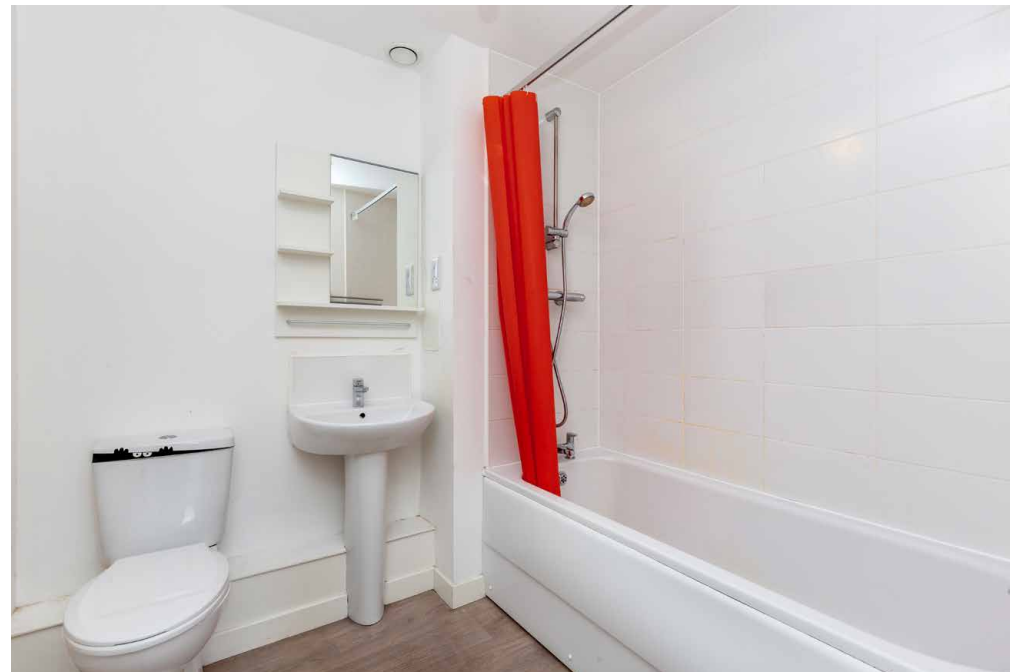
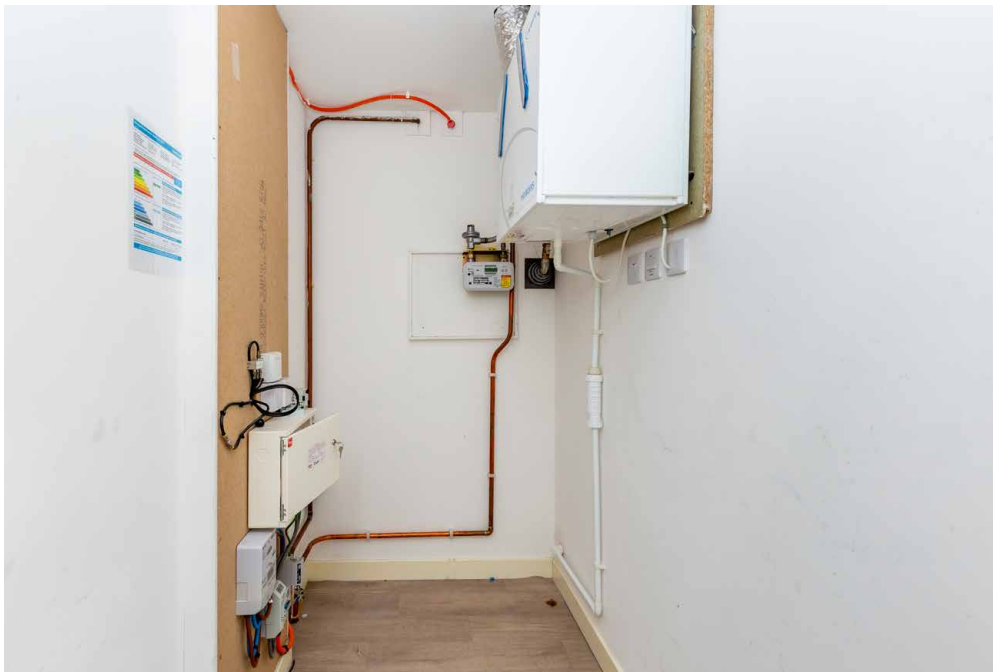
Open-plan kitchen/living/
dining room with
dual-aspect
(southerly-facing)
Juliet balconies







Double bedroom with
wardrobe and Juliet
balcony and second
versatile bedroom
with storage





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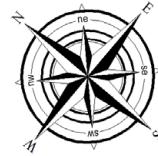
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DISCLAIMER

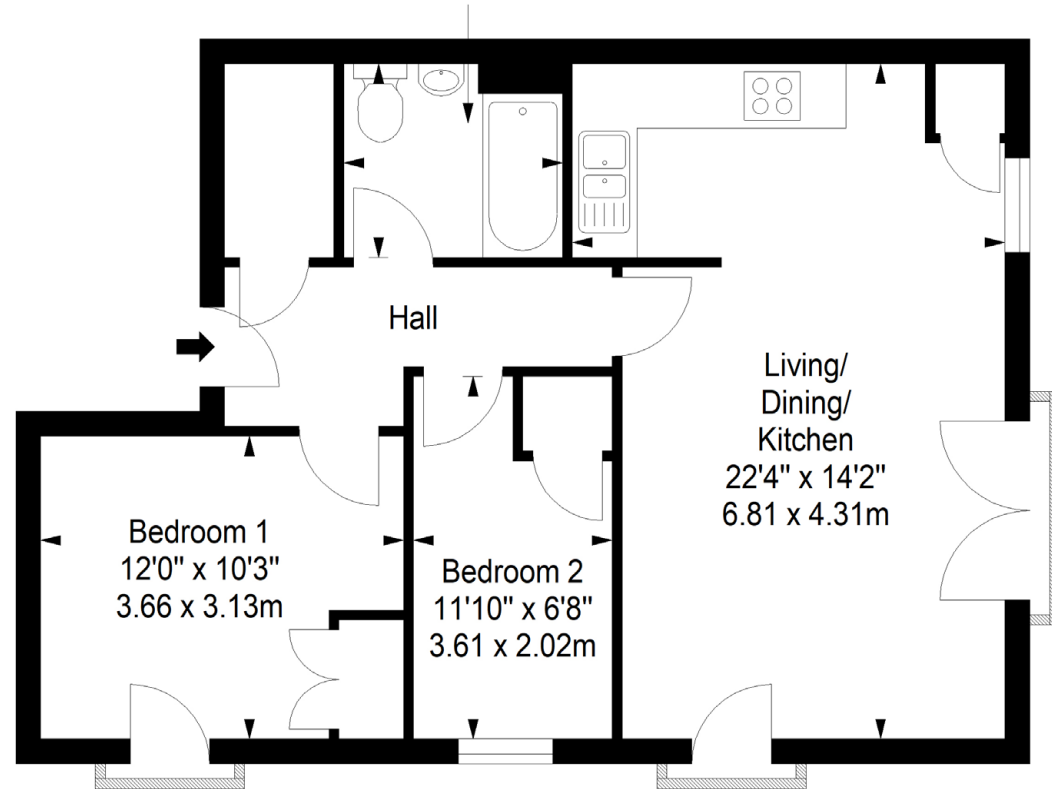
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Third Floor

Approx. 59.0 sq. metres (635.1 sq. feet)



Bathroom
7'2" x 6'8"
2.19 x 2.04m



Total area: approx. 59.0 sq. metres (635.1 sq. feet)