



2 Linden Avenue
GRACEMOUNT | EDINBURGH | EH16 6FA


warners
solicitors & estate agents



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Warners are delighted to present this beautifully presented end-terraced villa, forming part of a modern residential development within the popular Gracemount area of Edinburgh. Offering stylish and well-planned accommodation over two levels, this attractive home is ideally suited to first-time buyers, professionals and young families seeking contemporary living within easy reach of excellent amenities and transport links.

The accommodation is entered directly into a bright and impressive open-plan living space, creating a wonderfully sociable layout ideal for both relaxing and entertaining. The spacious living area enjoys a pleasant outlook towards the rear garden, while the modern fitted kitchen is well equipped with an excellent range of wall and base units, integrated appliances and a handy breakfast bar, perfect for that morning coffee. A useful utility room with WC and additional storage completes the ground floor accommodation.

Upstairs, there are two generously proportioned double bedrooms, both benefiting from excellent integrated storage. The accommodation is completed by a contemporary family bathroom fitted with a stylish white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.

Externally, the property enjoys a fully enclosed south-west facing rear garden, providing an ideal outdoor space for relaxing and entertaining. Residents parking is located to the front of the property for added convenience.

Early viewing is highly recommended to appreciate the space, style and convenience this superb home has to offer.

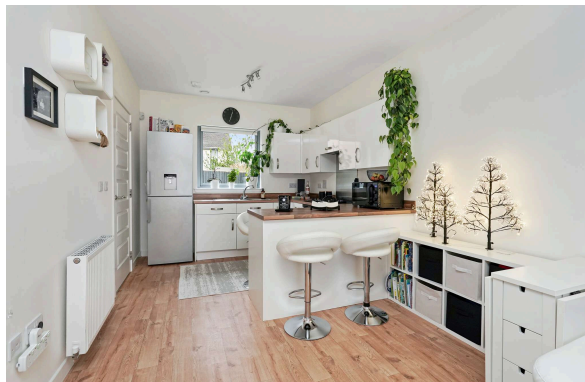
- Beautifully presented end-terraced villa
- Modern residential development
- Fully enclosed south-west facing rear garden with shed
- Bright open-plan living room/kitchen
- Modern fitted kitchen with integrated appliances and breakfast bar
- Utility room with adjoining WC
- Two generous double bedrooms with integrated storage
- Contemporary family bathroom with shower over bath
- Residents' parking to the front
- Gas central heating and double glazing

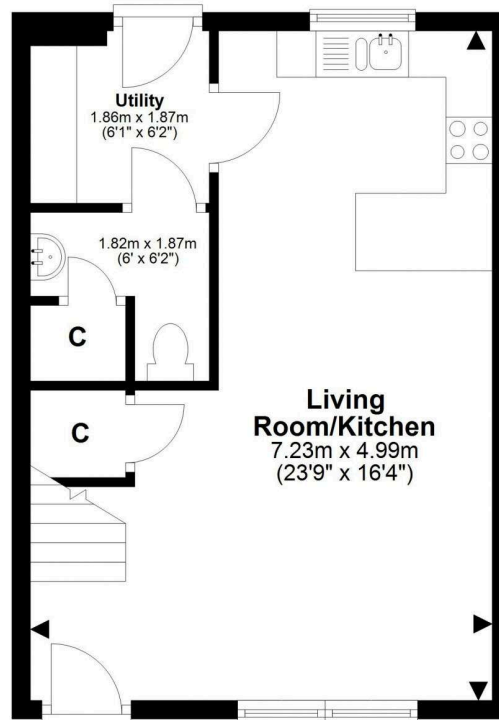
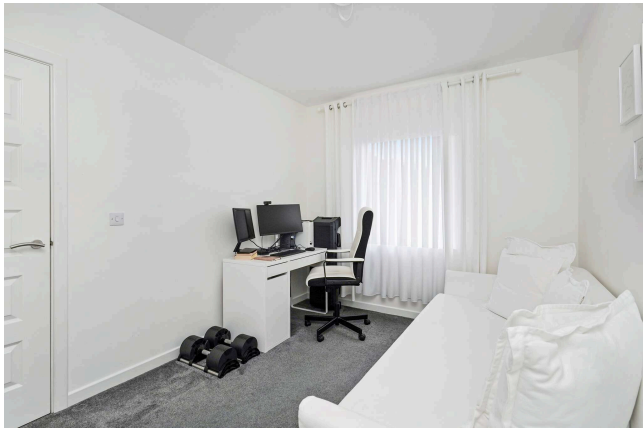
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



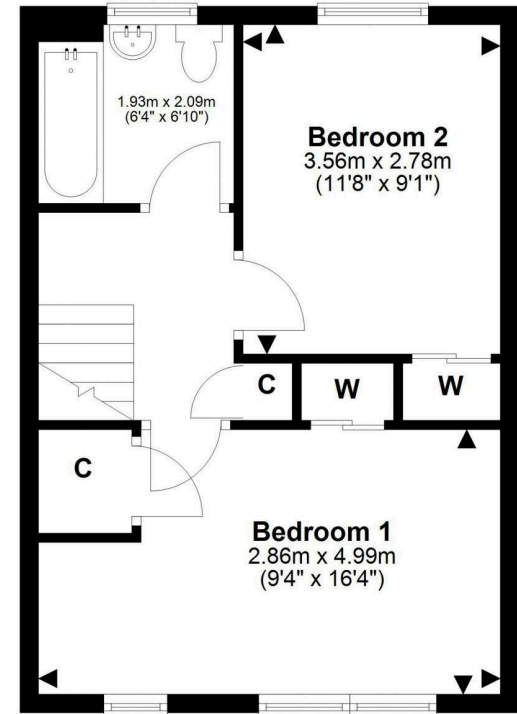
Integrated kitchen appliances will be included in the sale of the property along with dishwasher, blinds & grey curtains. Other items may be available with separate negotiation. EPC: C. CT: C. Factoring: Ross & Liddell Approx. £8 P/M.

The popular Gracemount area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

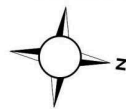




Ground Floor



First Floor



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.