



Yale

99

101

99 Gracemount Drive  
GRACEMOUNT | EDINBURGH | EH16 6RQ

**warners**  
solicitors & estate agents



## 99 Gracemount Drive

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Ideal home for a couple or young family forming a mid-terrace house boasting light and spacious accommodation, a large private rear garden, located in a popular residential area close to great amenities and transport links for travelling in or out of the City Centre.

This well-presented property is well worth viewing to appreciate the generous sized rooms and the excellent size of the rear garden. The property is set over two floors and comprises on the ground floor a bright and spacious living room with storage cupboard, an attractive kitchen/dining room with access into the beautiful rear garden and a downstairs WC. The fully fitted kitchen currently comprises a dining area, gas hob, oven, fan, fridge/freezer, washing machine and the boiler cupboard. Upstairs there are two well-proportioned bedrooms both with built in storage and completing the accommodation is the bathroom with shower over the bath and a heated towel rail.

The property also benefits from a partially floored Attic, a front driveway with EV charger and beautiful rear garden that comprises raised beds, a patio, an outdoor tap, a pond, a greenhouse, a shed, two plum trees and two apple trees. Early viewing is recommended.

- Bright and spacious living room.
- Fitted dining kitchen with access to rear garden.
- Entrance hall & Downstairs WC.
- Two well-proportioned bedrooms, with built in storage.
- Bathroom with shower over the bath.
- Gas central heating, Double glazing & Partially floored Attic.
- Private gardens front and rear and private front driveway with EV charger.

Council Tax : C , Energy Rating: C  
No factor associated with this property

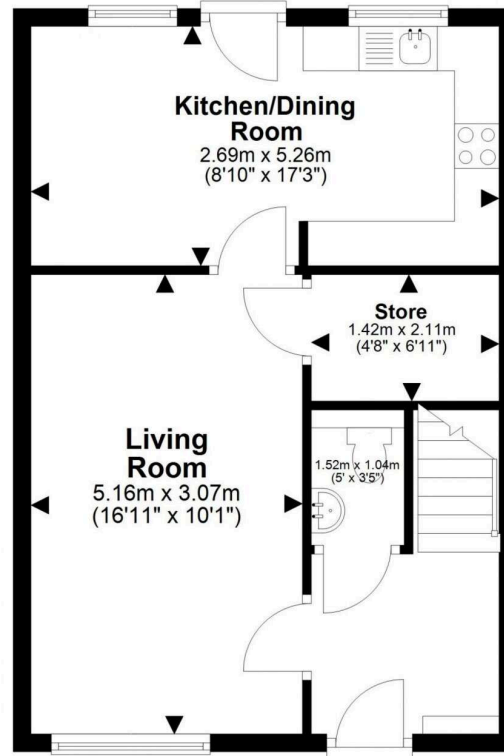
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



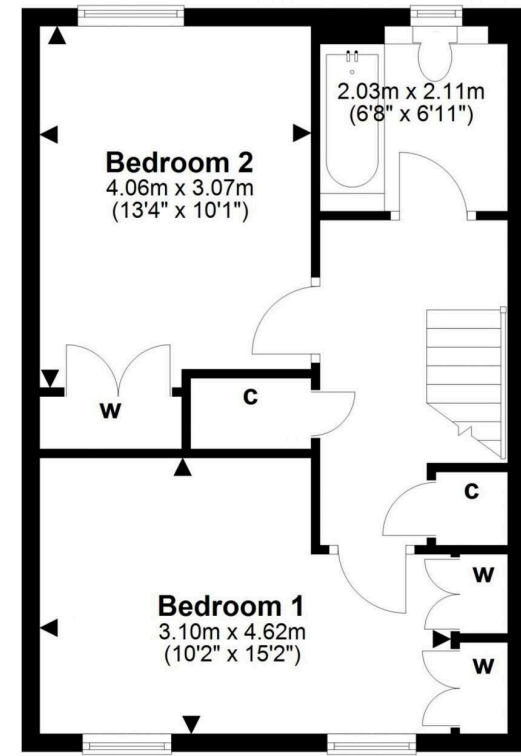
Extras: Fixtures and fittings, and all blinds will be included in the sale.  
Furniture and appliances can be available under separate negotiations.

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, including a corner shop just over the road. 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.