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Offers Over

**£110,000**

## 6/4 Burnhead Crescent

Gracemount | Edinburgh | EH16 6EA

An excellent opportunity has arisen to purchase this bright and spacious upper flat forming part of a block of 4 with secure door entry system and well maintained communal garden grounds. The property is conveniently positioned close to many amenities and commuting links with bus services available on the nearby Liberton Gardens, serving the city centre and beyond.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  On-street parking
-  EPC Rating – D
-  Council Tax Band – A



## Description

The property shall undoubtedly appeal to the first time buyer, rental investor or those considering downsizing and merits internal viewing to be fully appreciated. Access into the communal stairwell is via a secure entryphone system, with Flat 4 comprising of a good sized lounge with front facing aspect, featuring a central fireplace with cupboard housing the water tank. The modern kitchen is located off the lounge, with window overlooking the communal rear garden and fitted with a built-in cupboard. There is an ample range of wall and base units with worktops incorporating the built-in gas hob, electric oven and hood. An inner hall with window to side leads to the front-facing double bedroom with fitted wardrobes together with the bathroom comprising of a white three piece suite with electric shower over bath. Further benefits include gas central heating, double glazing together with two private store cupboards located on the first floor landing.



## Extras

All fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with gas hob, electric oven, hood, fridge freezer and washing machine.

## Gardens and parking

There are communal garden ground located to the rear of the building and for the car owner, ample unrestricted parking is available within the street.

## Viewing

By appointment with Neilsons on 0131 625 2222.







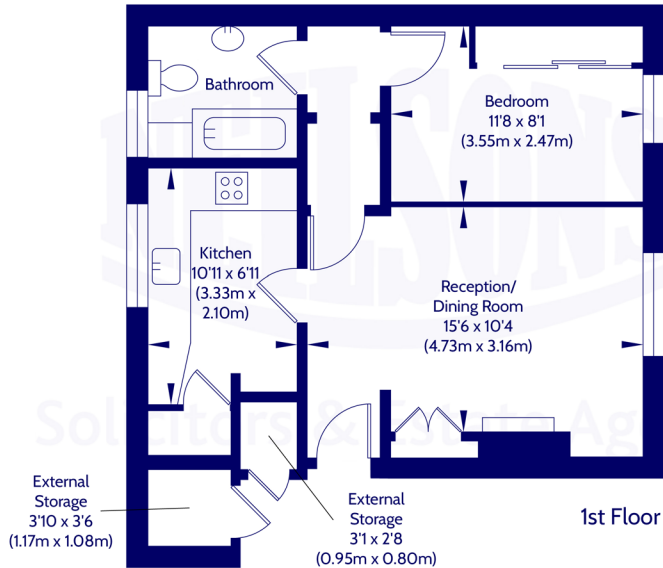
## Location

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 42 Sq M / 456 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

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### 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

