



15 Soutra Road

Gracemount, Edinburgh, EH16 6FH



VMH ESTATE AGENTS



Attractive mid-terrace home, ideal for modern living

- South facing sitting/dining room
- Well appointed kitchen
- Utility & WC
- 2 double bedrooms
- Family bathroom
- Private garden
- Good storage
- Gas central heating & double glazing
- On-street parking
- Excellent location close to local amenities



Offers Over:

£210,000



Further information can be found in the home report.

About the Property

A fantastic opportunity to acquire this spacious two bedroom mid-terraced house, situated within a popular residential area of Edinburgh.

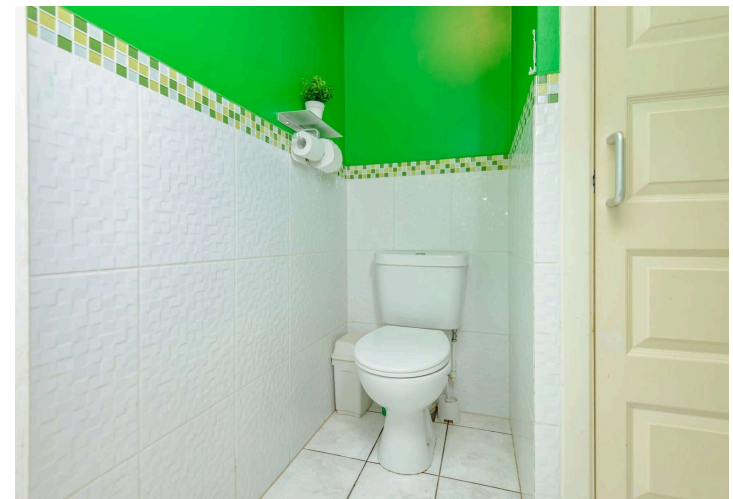
Offering generous room proportions throughout, the property is ideally suited to first-time buyers, young families and those looking to downsize.

Externally, the property benefits from a private garden, offering an ideal space for outdoor relaxation and entertaining, while on-street parking is available to the front.

Extras

To include all fitted flooring, light fittings, oven, hob, extractor hood, fridge/freezer and the red garden shed.

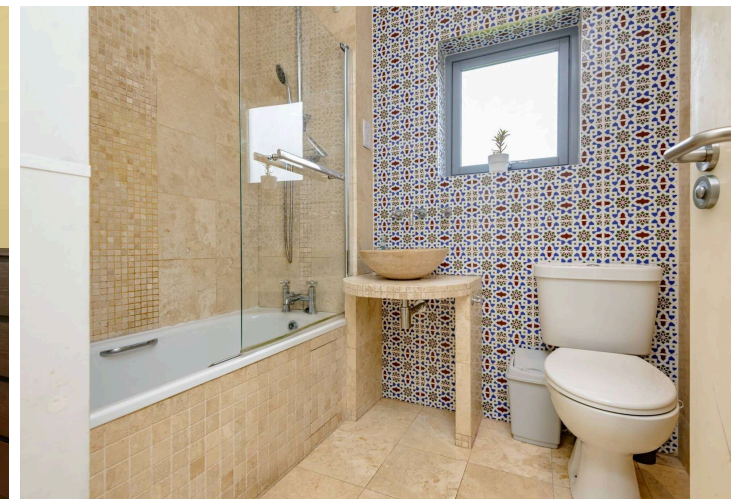
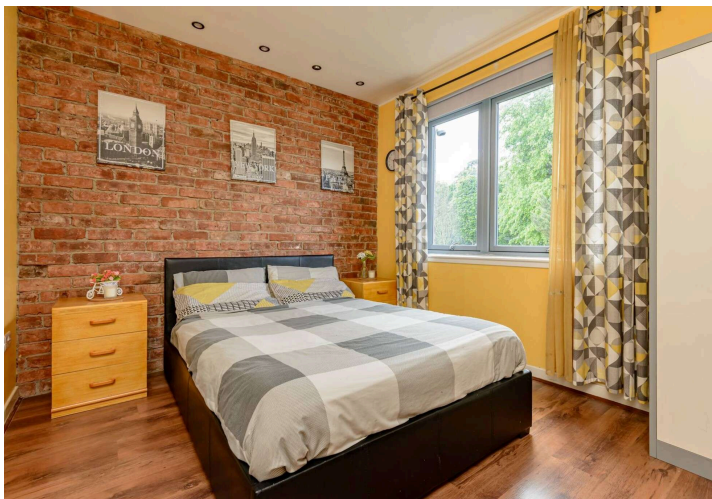
Please note the following items are excluded from the sale: washing machine, wall mounted TV brackets, all window dressings and curtain poles, and the blue garden shed.





📍 Location

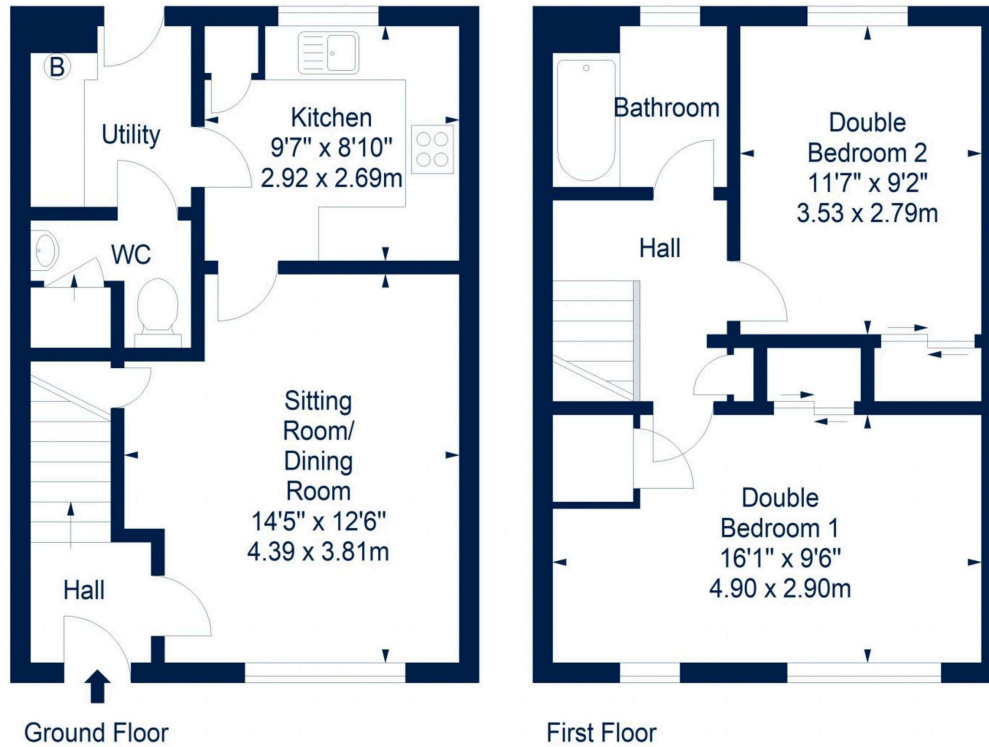
Gracemount offers an excellent selection of local shops on Captains Road including a Tesco and Scotmid Store, both of which are within walking distance of the house. A Morrisons Superstore is located close by on Gilmerton Road, and Cameron Toll Shopping Centre and Straiton Retail Park are also within easy reach. The area is well served by sporting and leisure amenities available at Gracemount Leisure Centre. The Royal Infirmary of Edinburgh is also within close proximity. Edinburgh city centre is approximately four miles north with regular public transport serving the area. The city bypass is easily accessible being approximately two miles to the south. Good schooling in both the state and private sectors is easily accessible.





Floor Plan

15 Soutra Road, Edinburgh, Midlothian, EH16 6FH



House - Approx. Gross Internal Area - 760 Sq Ft - 70.60 Sq M

For identification only. Not to scale. © SquareFoot 2026





VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.