

# 2 St Katharine's Loan

GRACEMOUNT, EDINBURGH, EH16 6QH



*EXTENDED FIVE-BEDROOM SEMI-  
DETACHED FAMILY HOME*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Presented by McEwan Fraser Legal, this impressive five-bedroom semi-detached home offers exceptionally spacious and versatile accommodation over two levels, enhanced by a substantial extension, stylish contemporary interiors, and generous living space ideal for modern family life.

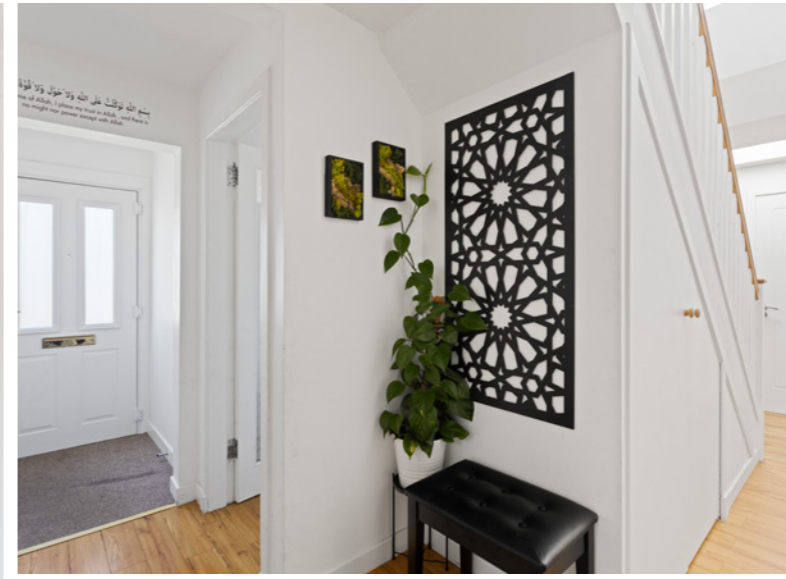
Situated within the popular Gracemount area of Edinburgh, the property further benefits from a private driveway, landscaped front garden, solar panels with battery storage and feed-in tariff, a newly fitted kitchen and bathroom, and excellent natural light throughout.

The property is approached via an open driveway providing off-street parking, alongside a neat front garden finished with paving, decorative stones, and mature hedging which offers a good degree of privacy and kerb appeal.



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Internally, the welcoming main door entrance opens into a bright hallway finished with crisp white décor and laminate flooring which continues throughout much of the ground floor accommodation. The spacious living and dining room provides an excellent central entertaining space, decorated in neutral tones with windows positioned to both sides of the room, allowing for an abundance of natural light. Laminate flooring, stylish planting features, and elegant glazed panel doors further enhance the contemporary feel of the space.



A standout feature of the home is the beautifully extended newly fitted kitchen, thoughtfully designed to create a substantial open working and dining area. Finished to a modern standard, the kitchen incorporates sleek high-gloss white cabinetry, tiled flooring, light neutral tiling, and striking black glass splashbacks surrounding the cooking area. Integrated appliances include a double oven and built-in hood, while there is also dedicated space for a washing machine, tumble dryer, and dishwasher. The extension allows for an impressive rectangular layout with a skylight, additional rear window, and glazed patio door which floods the room with natural light and provides direct access to the rear garden.



The ground floor offers excellent flexibility with two well-proportioned bedrooms currently adaptable for use as home offices or study spaces if desired. Both rooms benefit from neutral white décor, large windows, and laminate flooring, creating bright and practical accommodation suitable for a variety of needs.

Completing the ground floor accommodation is a luxurious contemporary wet room fitted with stylish neutral tiling throughout and featuring a walk-in rainfall shower with recessed shelving, a wall-mounted wash hand basin with mirrored vanity storage, WC, chrome fittings, and a bright modern finish.



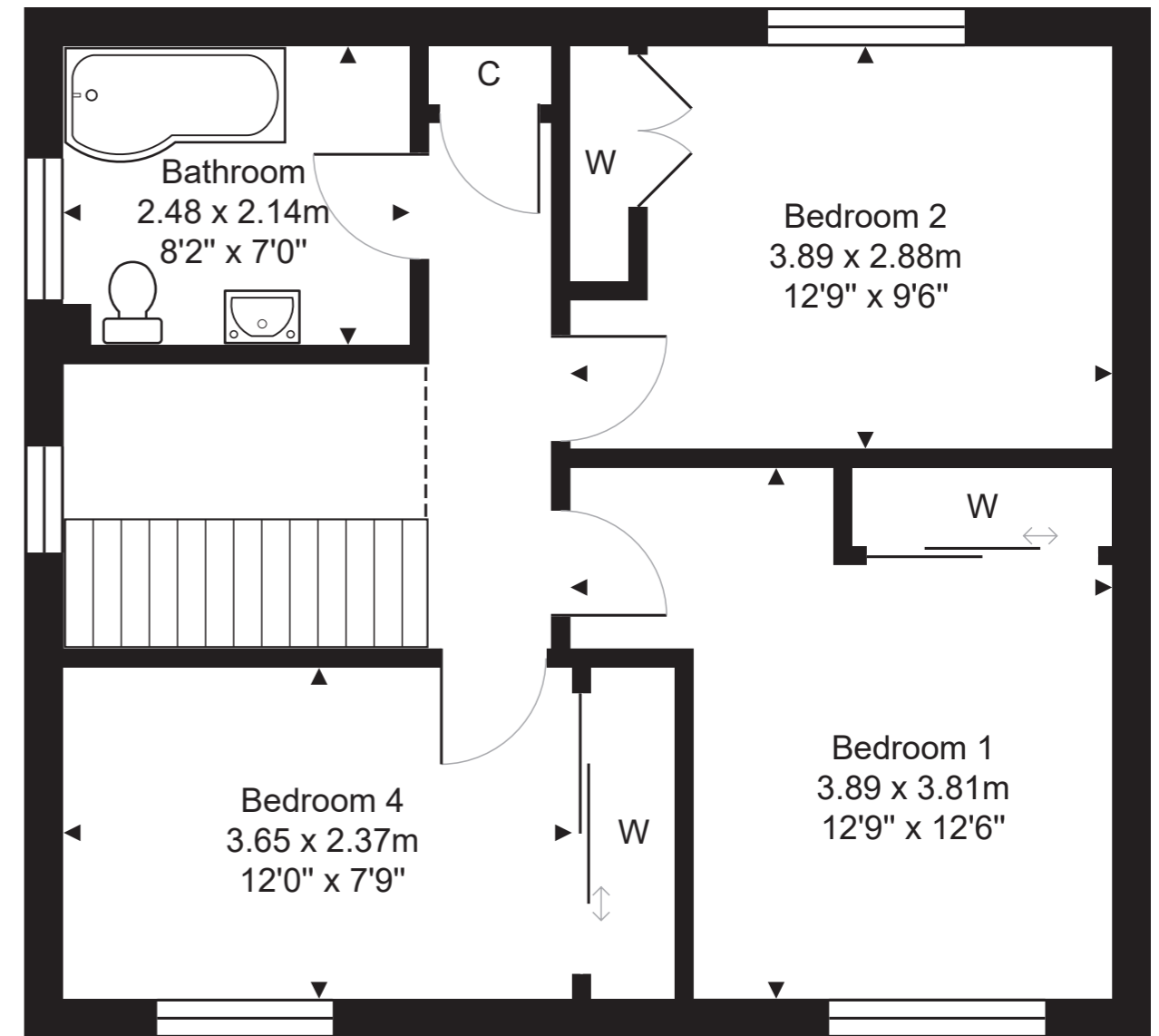
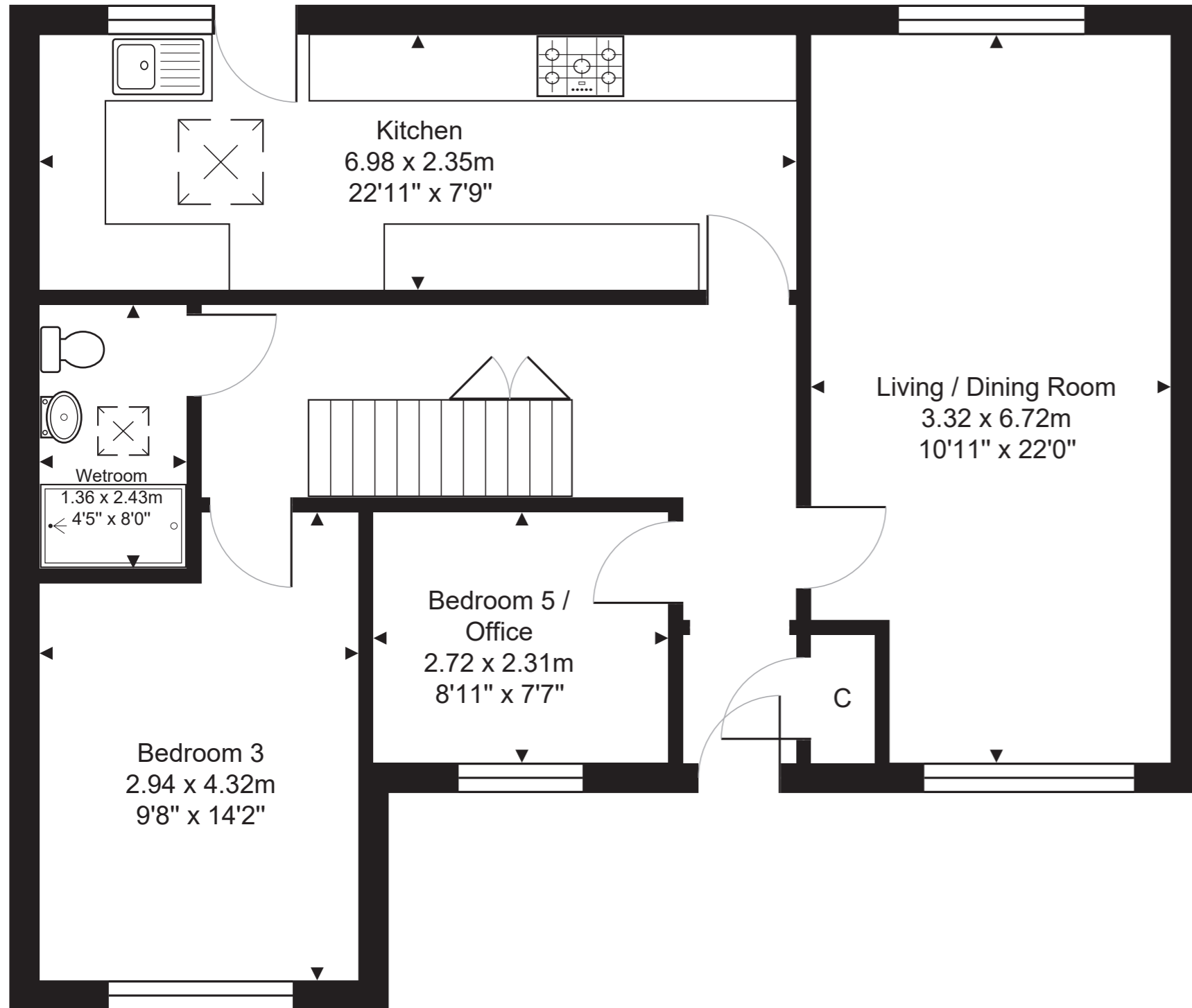


A carpeted staircase leads to the upper level where a spacious landing immediately impresses with a vaulted ceiling, large Velux window, neutral décor, and an attractive timber balustrade creating a bright and airy atmosphere.

The principal bedroom is generously proportioned and features large triple windows allowing excellent natural light, fitted carpet flooring, neutral décor, and built-in wardrobe storage. Two further bedrooms on this level continue the excellent standard of presentation, both benefiting from fitted wardrobes, bright white décor, and plentiful natural light, with one finished in laminate flooring and the other in fitted carpeting.

The upper floor is completed by a particularly impressive newly fitted family bathroom finished in elegant white and grey marble-effect wall panels. The bathroom incorporates a bath with overhead rainfall shower and glass shower screen, chrome radiator, and double windows which enhance the bright and luxurious feel of the room. Furthermore, there is a loft with a widened hatch that is fully floored and is size of the house floor plan excluding extension.





Gross internal floor area (m<sup>2</sup>): 123m<sup>2</sup>  
EPC Rating: C



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Externally, the property further benefits from a generous private rear garden with a long rectangular layout, mainly laid to grass with a decking area ideal for outdoor dining, entertaining, or relaxing during the warmer months.

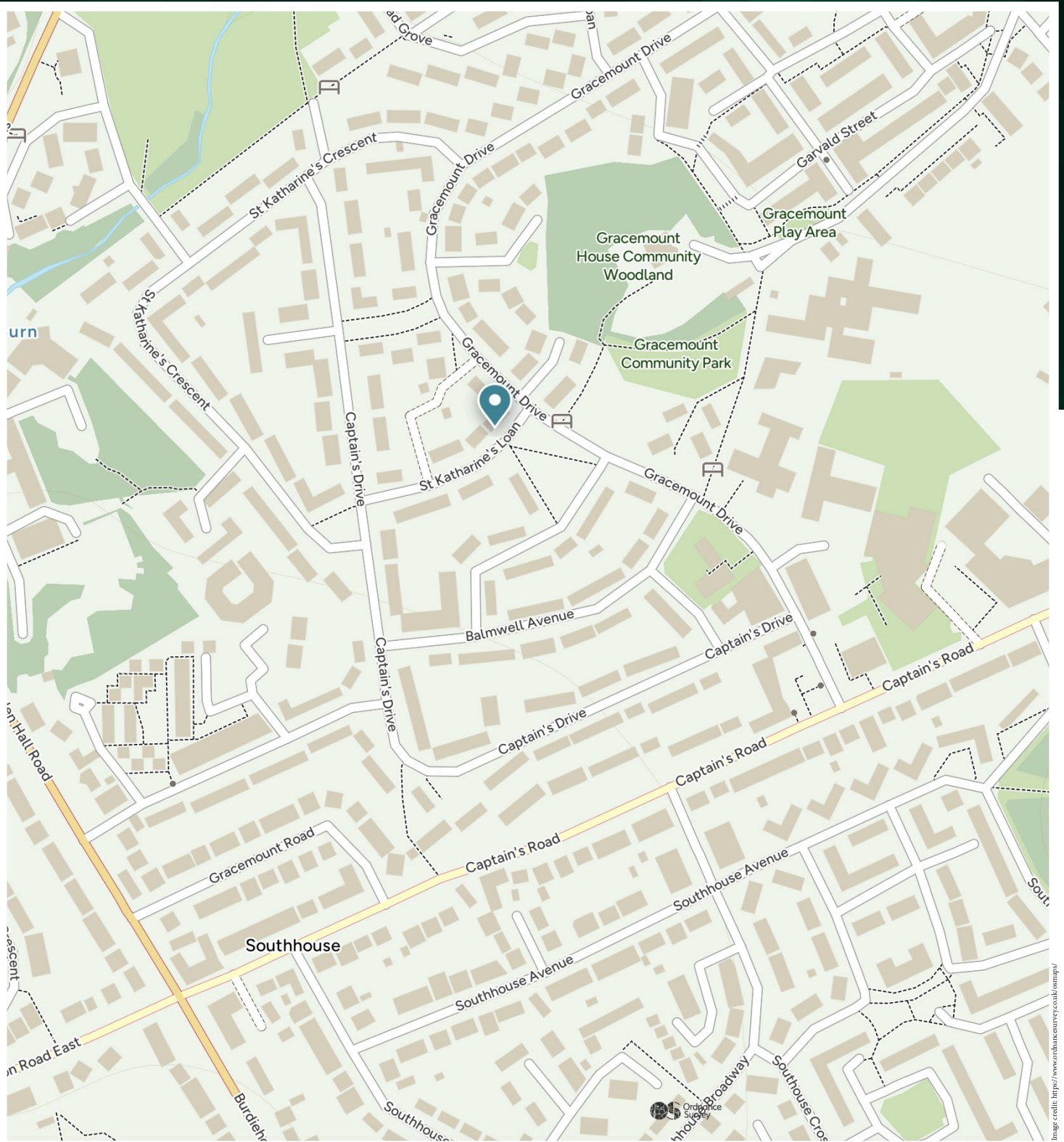


Gracemount is a popular and well-established residential area situated to the south of Edinburgh city centre, offering an excellent balance of suburban living and convenient access to the capital. The area is particularly popular with families and professionals due to its wide range of local amenities, schooling options, and excellent transport links.

Residents benefit from a variety of nearby shops, supermarkets, cafés, and leisure facilities, while larger retail and dining options can be found at nearby Cameron Toll Shopping Centre and Straiton Retail Park.

The area is also well placed for access to open green spaces including The Braid Hills and Blackford Hill, ideal for outdoor recreation and scenic walks.

Gracemount is well connected by regular public transport services providing easy access into Edinburgh city centre and surrounding areas, while the nearby City Bypass offers convenient links to the motorway network, Edinburgh Airport, and beyond.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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**ZOE CARMICHAEL**  
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