





Welcome

Welcome to Captains Road, this charming extended three bedroom semi-detached bungalow, quietly positioned in the popular Gracemount area of Edinburgh offers flexible living space ideal for the growing family, featuring generous private gardens, a large driveway, garages, and a converted attic room ideal for home working, guests, or additional storage space. Gracemount is a well-established and popular residential area in Edinburgh's south side, offering excellent access to local schools, parks, and everyday amenities. The nearby Edinburgh Royal Infirmary, shopping centres such as Cameron Toll and Straiton Retail Park, and frequent bus services provide convenience for commuters and families alike. The city bypass is also within easy reach, connecting to key motorway routes. Presented to the market in good order throughout, we would recommend an early viewing.

- entrance vestibule
- reception hallway
- bright and spacious living room set to the rear
- impressive dining kitchen fully equipped with direct access to the rear garden
- utility room off
- three double bedrooms
- attic room with eaves storage
- bathroom comprising WC, wash hand basin and bath with shower over
- garage and driveway to the front with additional vehicle access to the rear
- second half garage in the rear garden
- set in spacious corner plot of circa 1/2 acre
- gas central heating and double glazing
- further on street parking available
- There is also lapsed planning permission for a conservatory and loft conversion containing two bedrooms and a second bathroom.







Gracemount

Gracemount is a sought after residential area lying to the south of the city centre. Both the Cameron Toll Shopping Centre and Straiton Park with their wide variety of shops and stores are only a short car journey away. Education is provided from nursery, primary and secondary schools all within easy access and many independent schools which are easily accessible by bus. In addition, there is also close access to public transport routes. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France just a short car journey away. Recreational facilities include many delightful walks around Blackford Hill which affords superb panoramic views across the whole city in every direction. The Hermitage, which is a lovely walk along the Braid Burn, through woods, ends up near Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.

Extras

The kitchen appliances, curtains, blinds and fitted floor coverings are included.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

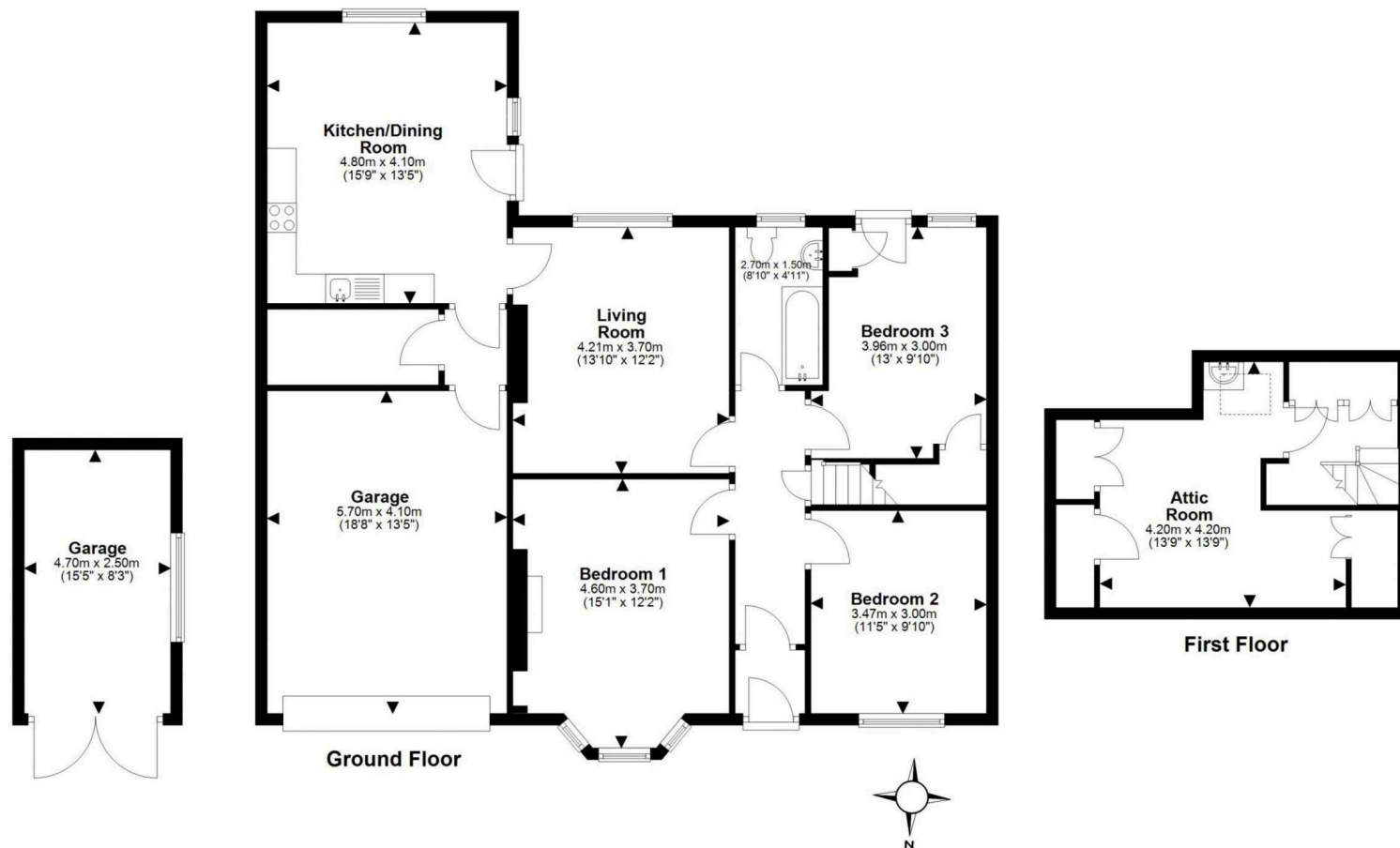
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.