



95/3 Gracemount Avenue

Gracemount, Edinburgh, EH16 6ST



VMH ESTATE AGENTS



Excellent apartment with 2 double bedrooms in convenient location

- Spacious sitting/dining room
- Well equipped kitchen
- 2 double bedrooms
- Bathroom with white suite
- Mature private rear garden
- Unrestricted on-street parking
- Double glazing
- Gas central heating



Offers Over:

£140,000



Further information can be found in the home report.

About the Property

Offering bright and generously-proportioned accommodation extending to approximately 60sqm (653 sq ft) this spacious 1st floor apartment with 2 double bedrooms is quietly positioned in the convenient Gracemount area.

The accommodation comprises of a bright and spacious sitting/dining room and 2 double bedrooms, 1 with built in wardrobe. There is a well-equipped kitchen and a family bathroom with a white suite. In addition there is gas central heating and double glazing throughout.

Externally, the sunny private rear garden has been well maintained and there is ample unrestricted on-street parking.

Extras

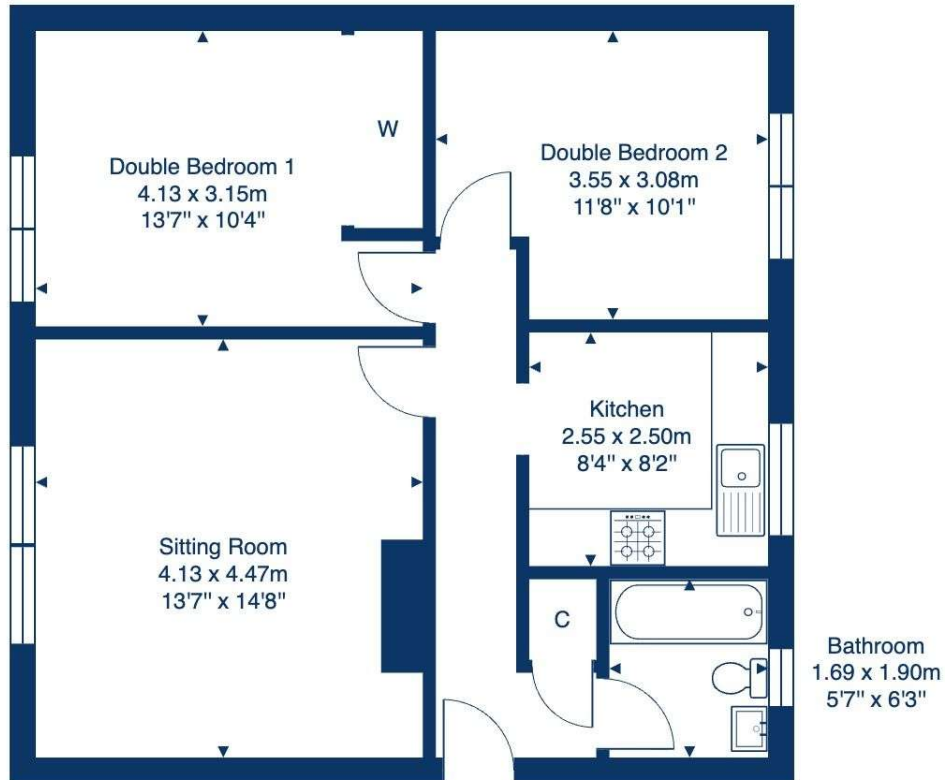
All fitted floor coverings, light fittings, integrated appliances - gas hob, oven and fridge/freezer are included in the sale price. No warranties or guarantees will be given in relation to appliances.





Floor Plan

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First Floor

Total Area: 60.7 m² ... 653 ft²

All measurements are approximate and for display purposes only.



Location

Gracemount offers an excellent selection of local shops on Captains Road, 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.





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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.