

Home
SALES & LETTINGS



17-3 St Katherine's Loan
Gracemount
Edinburgh
EH16 6QH

Home

SALES & LETTINGS

17/3 ST KATHERINE'S LOAN
GRACEMOUNT



TWO



ONE



STREET

CLOSE TO PARKS

FIRST FLOOR
APARTMENT

LOCAL AMENITIES

QUIET SETTING



Virtually Staged

01 → **APARTMENT**

02 → **PRIVATE BALCONY**

03 → **LIGHT FILLED INTERIORS**

04 → **CONVENIENT LOCATION**

05 → **STREET PARKING**



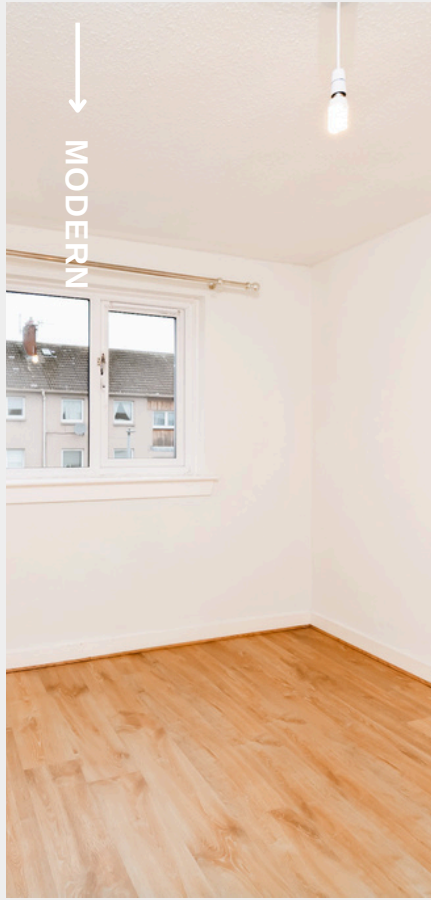
Virtually Staged



A bright and well-proportioned two bedroom apartment in a popular and well-established location.

This spacious home offers a wonderful sense of light throughout, with well-balanced accommodation that will appeal to a wide range of buyers.

The living and dining room is particularly inviting, filled with natural light and offering direct access to a private balcony, an ideal spot to enjoy some fresh air or a quiet moment. The kitchen is thoughtfully arranged with everything required for day to day living, providing a practical and functional space.





ACCOMMODATION



LIVING/DINING AREA



KITCHEN



2 DOUBLE BEDROOMS



BATHROOM



GAS CENTRAL HEATING



DOUBLE GLAZING



PRIVATE BALCONY



→ THE LIVING AREA

Virtually Staged





Bedrooms

Virtually Staged

There are two generous double bedrooms, both offering comfortable proportions and flexibility, whether for family living, guests or working from home. The bathroom is well sized and complemented by excellent storage throughout the property, ensuring a tidy and organised home.

Overall, this space warmly welcomes you to discover moments of tranquility in every corner.

something different

What Makes This Property Special

Our favourite features



01

CONVENIENT LOCATION



02

LIGHT FILLED ROOMS

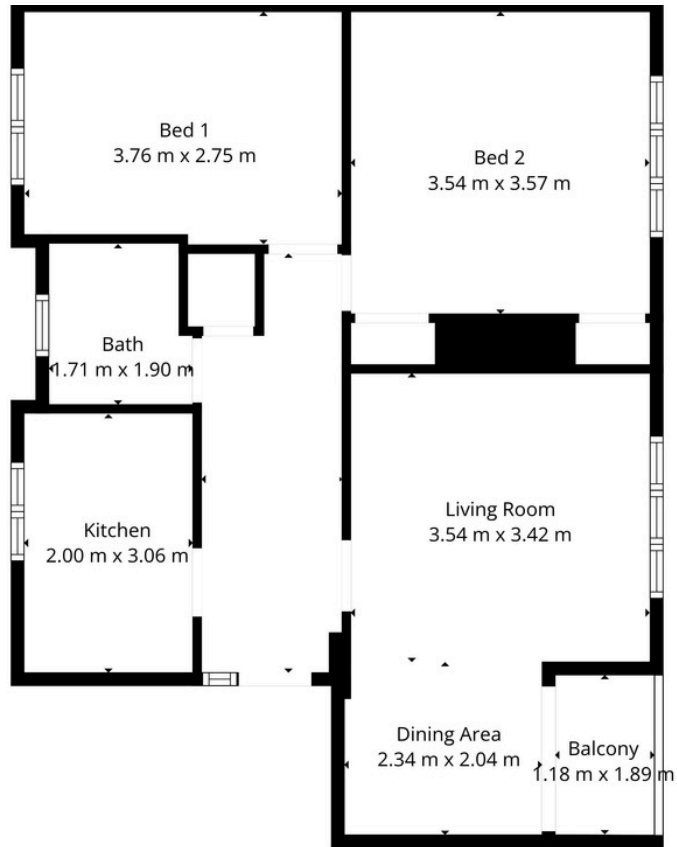


03

SPACIOUS INTERIORS

Whether you are drawn by the light, the location, or the layout, this is a home that feels both uplifting and grounded. A place to grow, reflect, and feel truly at home.

please note some of the photographs have been virtually staged



Total: 62 m²

GRACEMOUNT



AREA STATS



WALK SCORE



BIKE SCORE



TRANSIT SCORE



GOOD EATS

THE TOBY
CAVERY
★★★★★

THE SALISBURY
ARMS
★★★★★

THE STABLES AT
MORTONHALL
★★★★★



AREA GOODS

7 MINUTES
TAKEAWAYS

10 MINUTES
STRAITON

15 MINUTES
CAMERON TOLL



SCHOOLS

ST CATHERINE'S
RC PRIMARY
SCHOOL

GRACEMOUNT
HIGH SCHOOL

GRACEMOUNT
PRIMARY



→ BEDROOM

Virtually Staged



This spacious apartment offers a flexible layout. The living and dining area is bright and welcoming, perfect for modern living. Both bedrooms are well-proportioned, and the overall feel of the home is one of comfort and practicality.

A superb choice for first-time buyers, downsizers or buy to let.

Vendor Statement

The property has been a reliable and straightforward investment, consistently attracting strong tenant interest due to its bright, spacious layout and popular location. The living space with balcony is a real draw, while the two double bedrooms and good storage offer flexibility for a range of tenants. The kitchen is practical and easy to maintain, and the well kept common areas and communal garden create a positive overall impression.

It has proven to be low maintenance with minimal void periods, making it a dependable addition to any portfolio.

Home

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