

COULTERS[©]

14/4 ST KATHARINE'S CRESCENT

GRACEMOUNT, EDINBURGH, EH16 6PU

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

14/4 St Katherine's Crescent is a bright, well-presented two bedroom flat located in the Gracemount area, to the south of Edinburgh's city centre. The property offers a great opportunity for a first time buyer or investor, with both gas central heating and double glazing.

Situated on the first floor, the front door opens onto an entrance hall with storage cupboard. The spacious and airy sitting room looks out to the front of the property and has a recessed dining area and a private balcony accessed via sliding glass doors.

KEY FEATURES



First floor flat with private balcony.



Two spacious double bedrooms.



Private garden to rear.



Unrestricted on-street parking.



Local schools, shops and leisure centre nearby.



Excellent bus links into the city centre.



EPC Rating - C



Council Tax Band - B





A fitted kitchen has an outlook to the rear and is fitted with wall and base mounted cabinetry and freestanding appliances which comprise; cooker, fridge freezer, dishwasher and washing machine.

Both bedrooms are very comfortable doubles and there is a contemporary shower room with corner shower unit, wash hand basin with storage, WC, and chrome, heated towel rail. Externally there is private garden which is laid to lawn with a storage hut. A shared drying green is also available and unrestricted parking can be found on the street outside.



THE LOCAL AREA

Gracemount is a well-established residential suburb positioned to the south of Edinburgh's city centre, offering a strong sense of community alongside a convenient range of local amenities. Everyday shopping needs are well catered for with local convenience stores, takeaways and services nearby, while a Morrisons supermarket at Gilmerton and further retail options at Cameron Toll Shopping Centre provide more extensive facilities. A wider selection of supermarkets, cafés, restaurants and independent retailers can be found in neighbouring Morningside and Straiton Retail Park. The area is well served by schooling at nursery, primary and secondary level. For outdoor enthusiasts, Gracemount benefits from excellent access to green space, including the nearby Braid and Pentland Hills, offering scenic walking and cycling routes. Local parks, Liberton Golf Club and other leisure facilities are within easy reach.

Regular bus services operate to and from the city centre and surrounding areas, making commuting straightforward. The Edinburgh City Bypass is also easily accessible, linking to the wider motorway network across central Scotland and providing convenient access to Edinburgh International Airport.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, white goods and garden storage hut are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £165,000



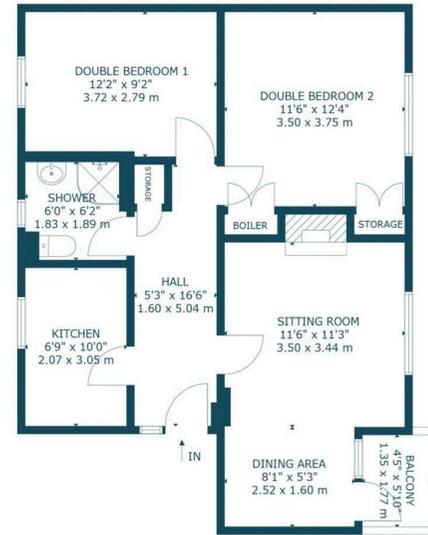
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 686 SQ FT / 64 SQ M
BALCONY 26 SQ FT / 2 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.