



61 Gracemount Avenue  
Edinburgh, EH16 6SW

- No Onward Chain
- Ideal For First Time Buyers & Investors
- 3 Bedrooms
- EPC: C
- Council tax band:C





61 Gracemount Avenue presents an excellent opportunity for first-time buyers, growing families, or investors seeking a well-proportioned three-bedroom home with great potential for modernisation and set within the charming and established area of Liberton.

Internally, while the property would benefit from upgrading, it offers a generous and flexible layout. The spacious living room enjoys windows to both the front and rear, allowing for plenty of natural light, while a stone-built mantle with a fitted gas fire creates an attractive focal point. An internal door leads through to the kitchen, which is currently fitted with a range of wall and base units. A partially glazed door provides direct access to the rear garden. There is scope (subject to the necessary permissions) to reconfigure this space, potentially opening the kitchen into the living area to create a more contemporary, open-plan layout. A unique feature of the property is the presence of two front doors. The second entrance leads into an internal hall, which could be ideally utilised as a practical boot or utility room, with convenient access through to the kitchen.

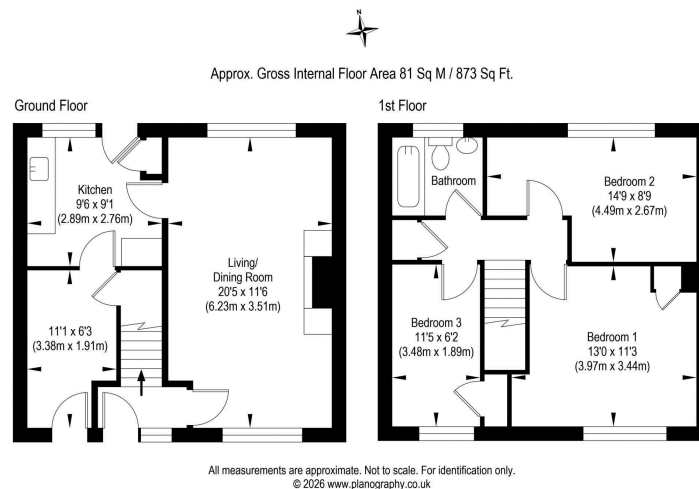
Upstairs, the property comprises three bedrooms, including two well-proportioned double rooms, both offering space for freestanding furniture. The third bedroom would make an ideal home office or study, while still accommodating a single bed if required. The accommodation is completed by a central bathroom fitted with a three-piece suite, including a bath with shower over.

Externally, the front garden is neatly maintained and designed for ease of

upkeep, featuring gravel landscaping, a planted border, and a pathway leading to the entrance. To the rear, the garden provides a pleasant and private outdoor space, with a well-kept lawn, mature hedging, and a practical washing line. A shed is positioned at the far end of the garden, offering useful additional storage.

#### Location:

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

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**STURROCK ARMSTRONG & THOMSON**  
SOLICITORS & ESTATE AGENTS

7a Dundas Street  
Edinburgh EH3 6QG  
Telephone: 0 131-225 4082  
Fax: 0 131-556 2079  
Email: [property@satsolicitors.co.uk](mailto:property@satsolicitors.co.uk)  
[www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)

