



30/6 Gracemount Avenue  
GRACEMOUNT | EDINBURGH | EH16 6SP

  
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## 30/6 Gracemount Avenue

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Set on the second floor of a well-maintained development in the ever-popular Gracemount area, this attractive two-bedroom flat offers bright, airy accommodation and excellent access to local amenities, transport links, schools and Liberton Hospital.

The property is entered via a welcoming hallway with useful storage, leading through to a generously proportioned living and dining room. This appealing space is flooded with natural light and provides ample room for both relaxing and entertaining. The adjacent kitchen is well laid out and fitted with a range of units, offering a practical and efficient workspace.

There are two well-proportioned double bedrooms, both benefiting from excellent natural light and flexible space for freestanding furniture. Completing the accommodation is a bathroom fitted with a white three-piece suite.

Presented with neutral interiors throughout, the flat provides a blank canvas for purchasers to personalise and make their own. With its versatile layout and convenient location, this home will appeal to first-time buyers, professionals, couples and young families alike.

Early viewing is recommended to appreciate the space, light and potential on offer.

- Bright and airy second-floor flat with well-proportioned rooms
- Generous living/dining room ideal for everyday living and entertaining
- Two spacious double bedrooms with excellent natural light
- Neutral décor throughout offering a blank canvas for buyers
- Popular Gracemount location close to amenities, schools and Liberton Hospital
- Excellent transport links providing easy access to the city centre

Energy Rating C, Council Tax C

All fixtures, fittings, appliances and furniture are included in the sale.

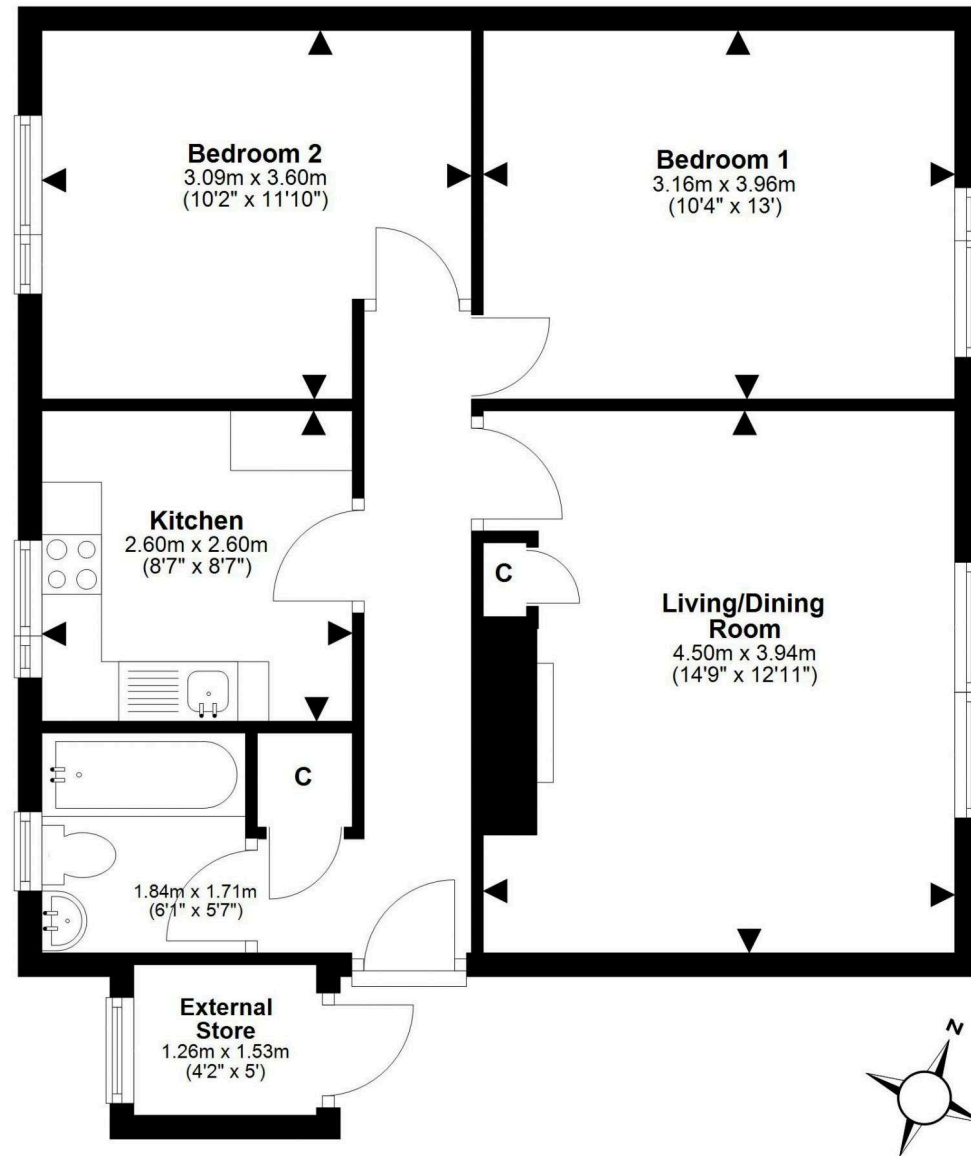
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular Gracemount area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.







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.