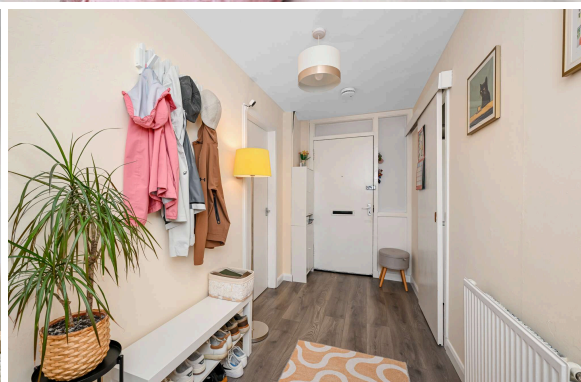




60/6 Captain's Drive  
GRACEMOUNT | EDINBURGH | EH16 6QJ

  
warners  
solicitors & estate agents



## 60/6 Captain's Drive

GRACEMOUNT | EDINBURGH | EH16 6QJ

Beautifully presented and maintained two bed top floor apartment with a pleasant outlook and ample on-street parking.

This is a particularly light and spacious property and would be ideal as either a comfortable private home or an investment purchase. The property comprises an entrance hall with storage cupboard and secure entry, a bright and spacious living room with dining area, patio doors leading to the balcony with stunning views over the Pentlands, a fully fitted stylish kitchen that currently comprises an induction hob, oven, fan, dishwasher, washing machine, the boiler cupboard and a fridge/freezer. There are two well-proportioned bedrooms, one with built in storage and completing the accommodation is the shower room with shower, WC and a heated towel rail. The property also benefits from private and shared gardens, an attic and ample on-street parking.

- Welcoming hall with storage and secure entry
- Bright and spacious living room with Balcony and stunning views
- Fully Fitted Stylish Kitchen
- Two well-proportioned bedrooms one with built in storage
- Shower room with heated towel rail
- Gas central heating and Double glazing
- On-street parking and both private and shared gardens

Council Tax: B , Energy Rating: C

No factor associated with this property.

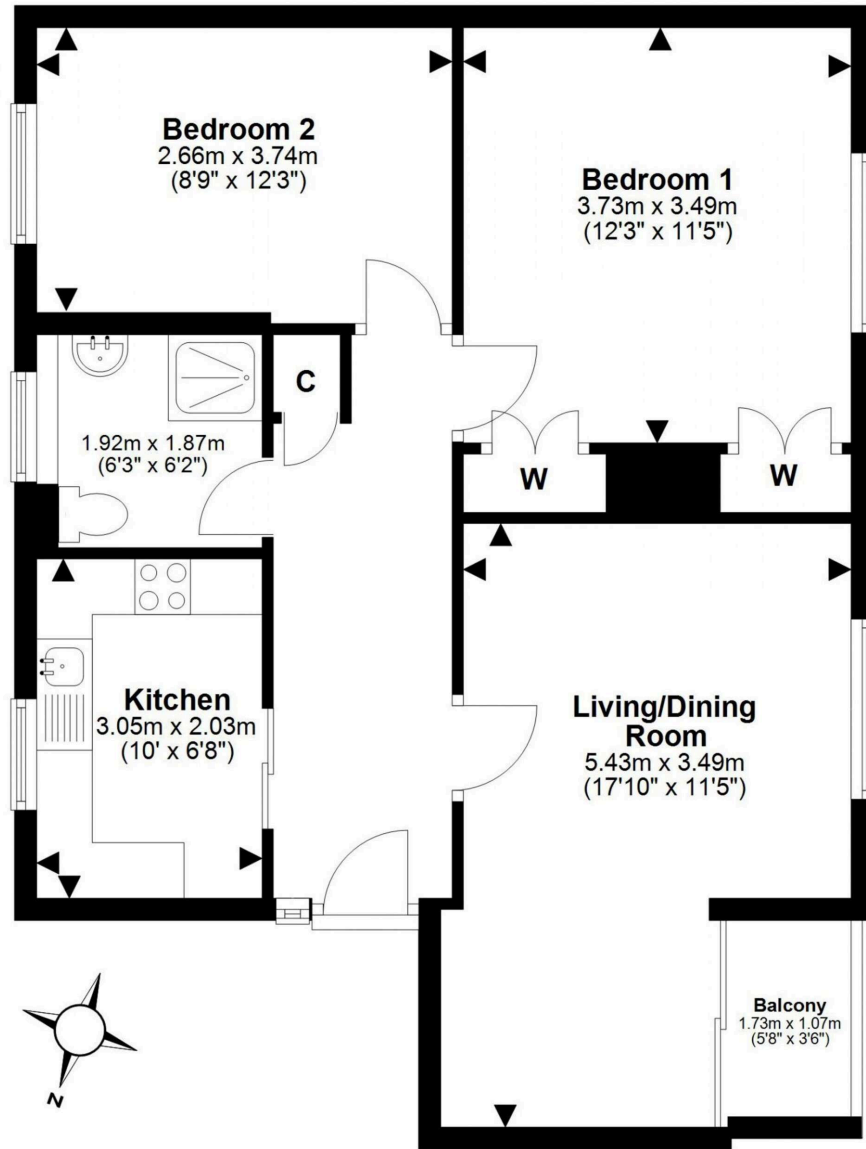
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Extras included in the sale are fridge freezer, washing machine and dishwasher. Please note the current rose/copper light switch plates will be replaced with blue plates prior to sale.

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.