campbell smith



43 Captains Road,
Gracemount,
Edinburgh,
EH17 8HP

- Bright, attractively presented and easily manageable Semi-Detached Bungalow offering flexible accommodation in this highly regarded location
- Excellent local amenities and facilities
- Entrance vestibule
- Reception hall
- Bay windowed lounge with feature fireplace
- Fitted kitchen/dining room with integrated appliances
- Utility room
- Two double bedrooms
- Shower room with white suite
- Gas central heating with combination boiler
- Double glazing (except in the utility room)
- Enclosed private front & generous south facing rear gardens
- Driveway
- Large attic storage area

Fixed Price : £320,000

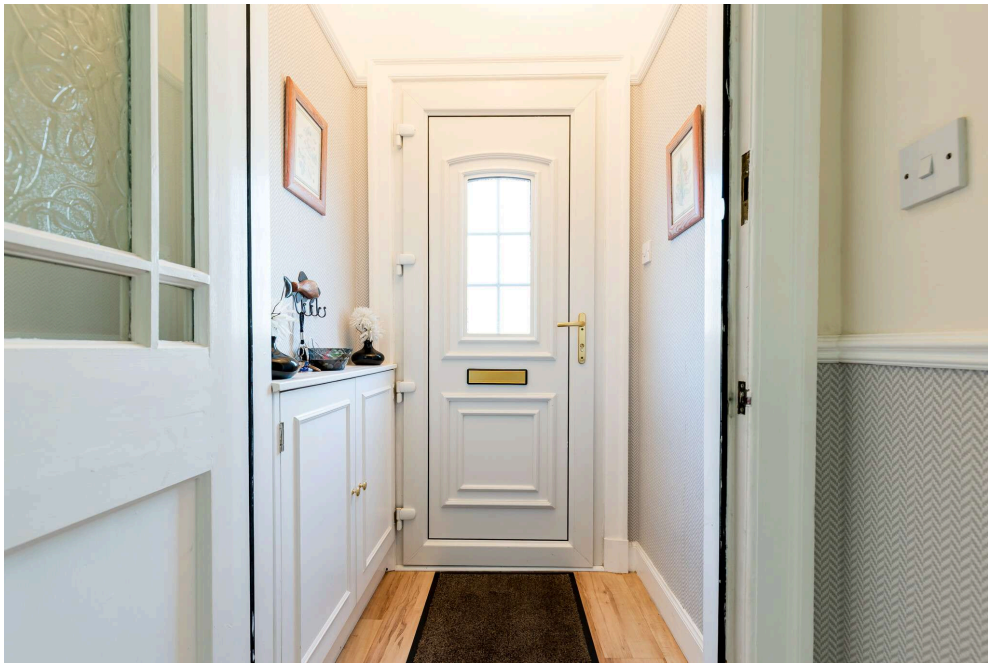
espc / rightmove / Zoopla / s1homes.com / / /

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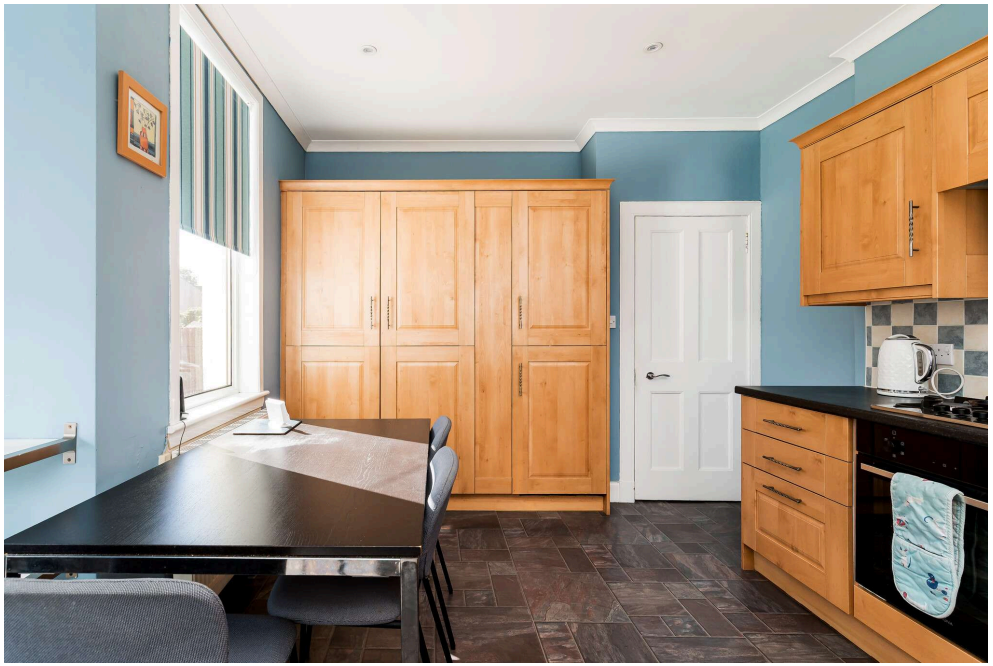




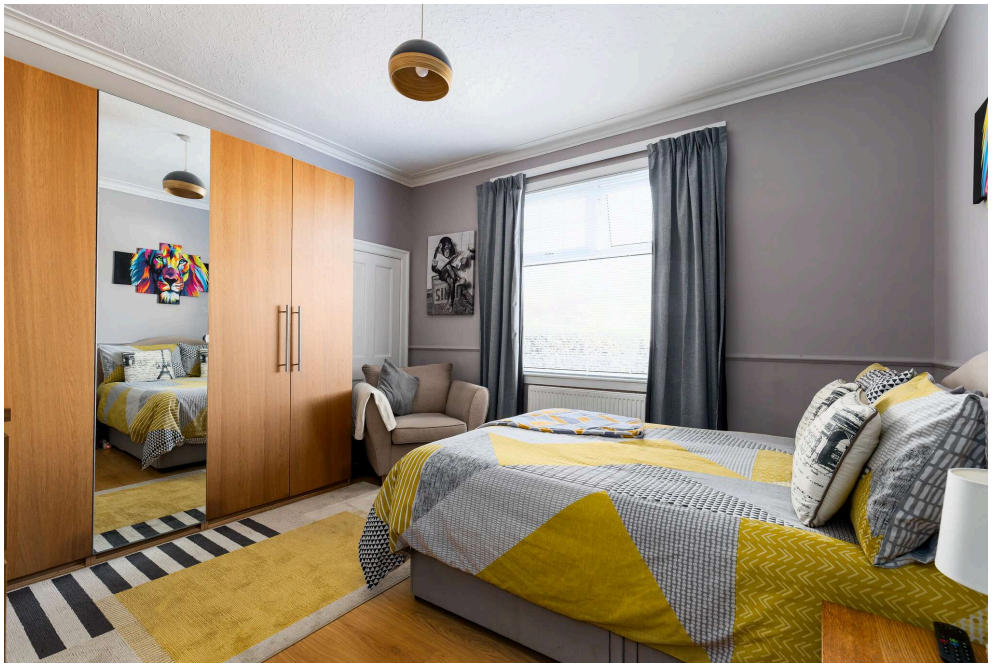





Home
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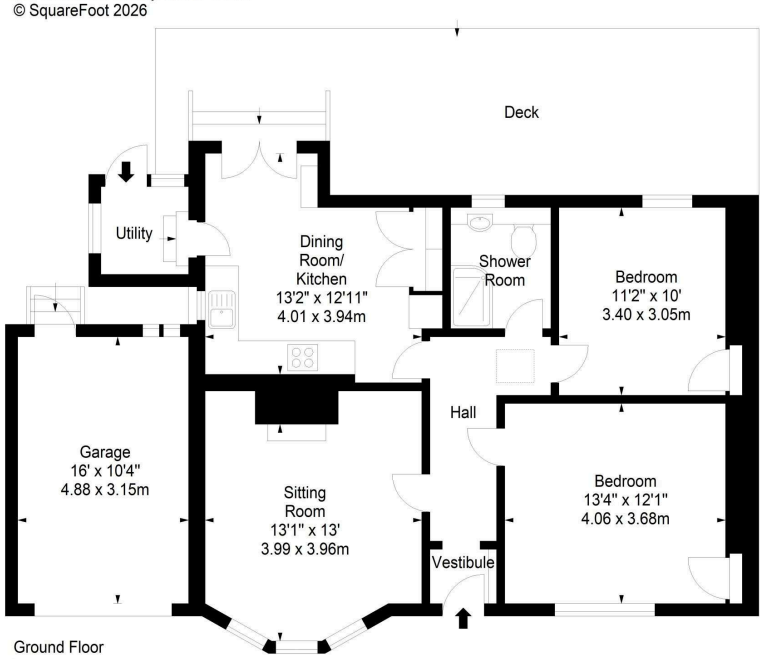




Captains Road,
Edinburgh,
Midlothian, EH17 8HP

SquareFoot

Approx. Gross Internal Area
819 Sq Ft - 76.09 Sq M
Garage
Approx. Gross Internal Area
164 Sq Ft - 15.24 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

Extras
All fitted floor coverings, blinds, electric coal effect fire & surround, gas hob, electric oven, cooker hood, washing machine, tumble dryer, dishwasher, fridge/freezer and wardrobe units in the front bedroom.

Buses
On Captain's Road – 7, 11 & 18. From Lasswade Road – 31.

Shops
Tesco Express on Gracemount Drive, Sainsbury's & Lidl at Straiton Retail Park, Morrison's or Aldi at Hunter's Tryst and Sainsbury's or Aldi at Cameron Toll Shopping Centre.

Schools
Gracemount Primary School, St. Catherine's RC Primary School, Gracemount High School and Holy Rood RC High School.

Parking
Double gates provide access to a mono block driveway affording off-street parking. On-street parking is also available on Captain's Road itself.

Council Tax Band E

EPC D

Factor
N/A

Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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