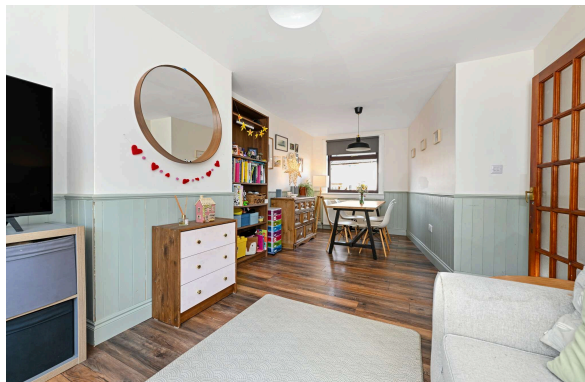




39 Captains Drive
GRACEMOUNT, EDINBURGH | EH16 6QN


warners
solicitors & estate agents



39 Captains Drive

GRACEMOUNT | EDINBURGH | EH16 6QN

Set on a quiet street in the heart of Gracemount, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented terraced house. Boasting a private front and a South facing rear garden, free on street parking, a stylish garden room - perfect for working from home this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright dual aspect living/dining room, a contemporary kitchen with attractive and sleek units and countertop and following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms (the master with three storage cupboards) and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed South facing, low maintenance rear garden has a decked area, a section with artificial turf and the stunning garden room.

- Immaculate terraced house on quiet street
- heart of Gracemount location close to excellent amenities
- Private front and rear gardens, free on street parking
- Welcoming hallway with good storage
- Bright dual aspect lounge and dining room
- Contemporary kitchen
- Two large double bedrooms
- Stylish bathroom with shower over bath

Council tax B, energy rating C

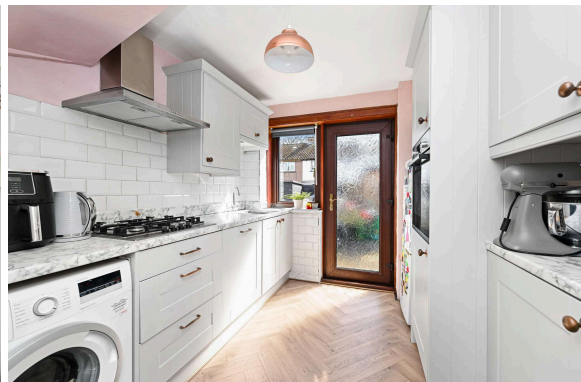
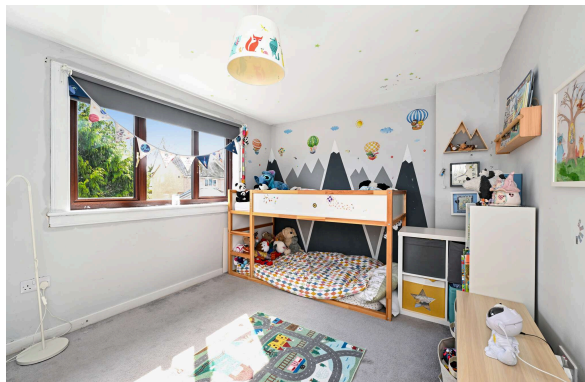
There is no factor fee associated with this property

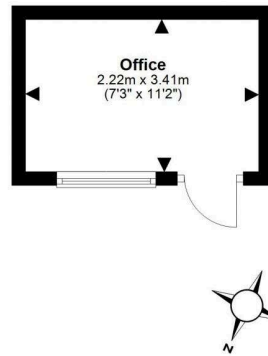
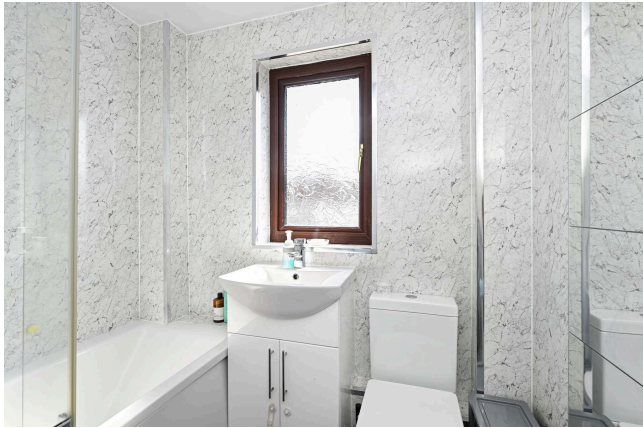
Integrated kitchen appliances, washing machine, wardrobe in main bedroom, light fixtures and blinds will be included in the sale of this property.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

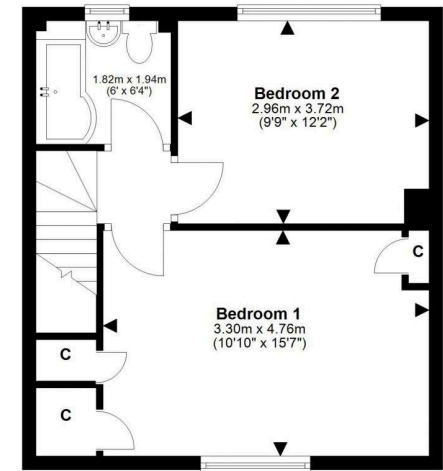


The popular Gracemount area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are 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.





Ground Floor



First Floor

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.