



RALPH SAYER
SOLICITORS & ESTATE AGENTS

31/3 Garvald Street

Gracemount, Edinburgh, EH16 6FB

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Welcome to a modern two-bedroom second-floor flat which forms part of a sought-after development with a convenient location in Gracemount. Presenting buyers with an attractive blank canvas, the home offers spacious interiors that are easy to style and add your own stamp to. It features a large living and dining room, as well as a quality kitchen, en-suite, and family bathroom equipped with an over-bath shower. Both bedrooms are airy doubles that are further enhanced by Juliet balconies and built-in wardrobes to help maintain a neat and tidy home. Altogether, it is an excellent property for commuting professionals, couples, first-time buyers, and small families alike.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, and concealed extractor), a freestanding fridge/freezer, and a washing machine to be included in the sale. Factor: the development is factored by Ross & Liddell for the approximate fee of £75 per month. This cost covers the upkeep of communal areas and block buildings insurance.

Property Summary

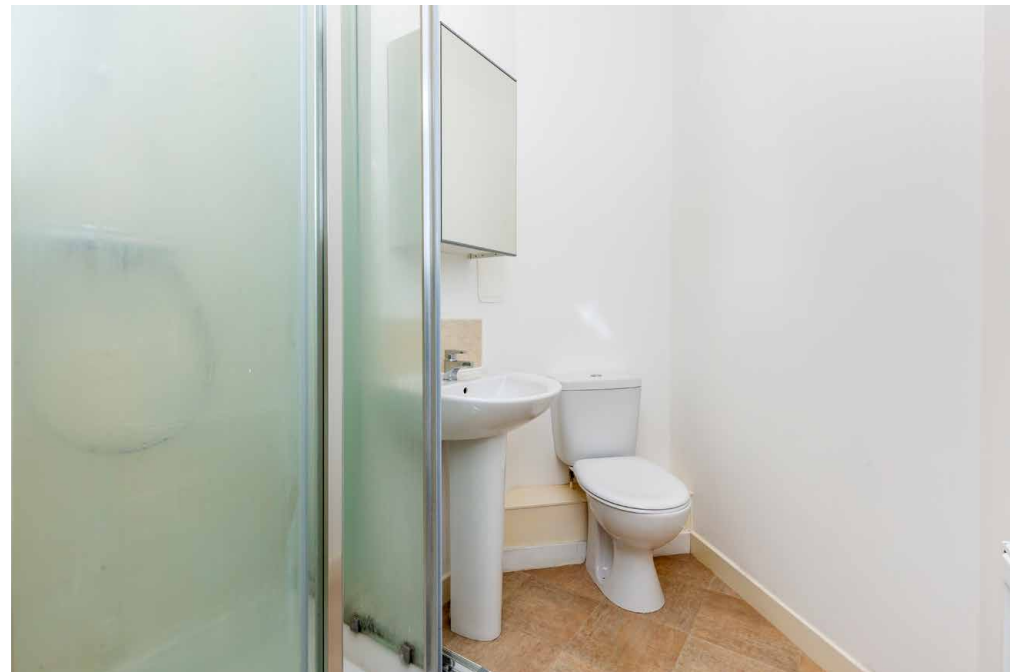
- A second-floor flat in move-in condition
- Part of a modern development
- Desirable location in Gracemount
- Welcoming hall with two cupboards
- Living/dining room with Juliet balconies
- Modern, well-appointed kitchen
- Two double bedrooms with built-in wardrobes
- Three-piece en-suite shower room
- Family bathroom with a three-piece suite
- Communal garden grounds
- Residents' parking
- Private allocated lockable bike storage
- Heat pump systems.
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - C | HR value - £210,000







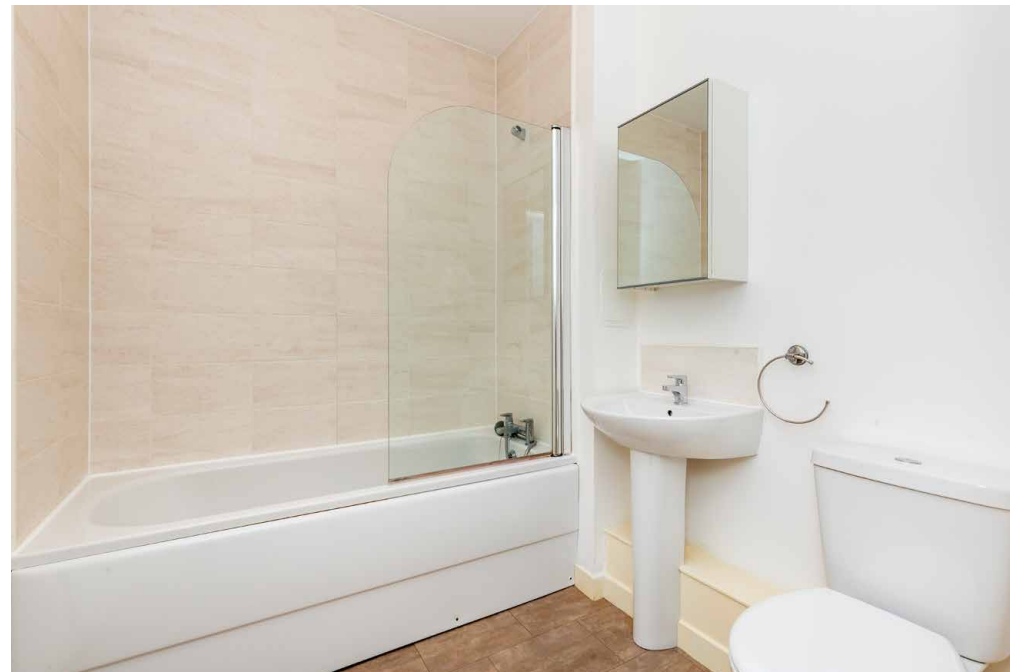
Living/dining room with
Juliet balconies and a
modern, well-appointed
kitchen







Two double bedrooms with built-in wardrobes, a three-piece en-suite shower room and a family bathroom with a three-piece suite





Let us help you find your next
dream property!



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 **CHARTERED FIRM**

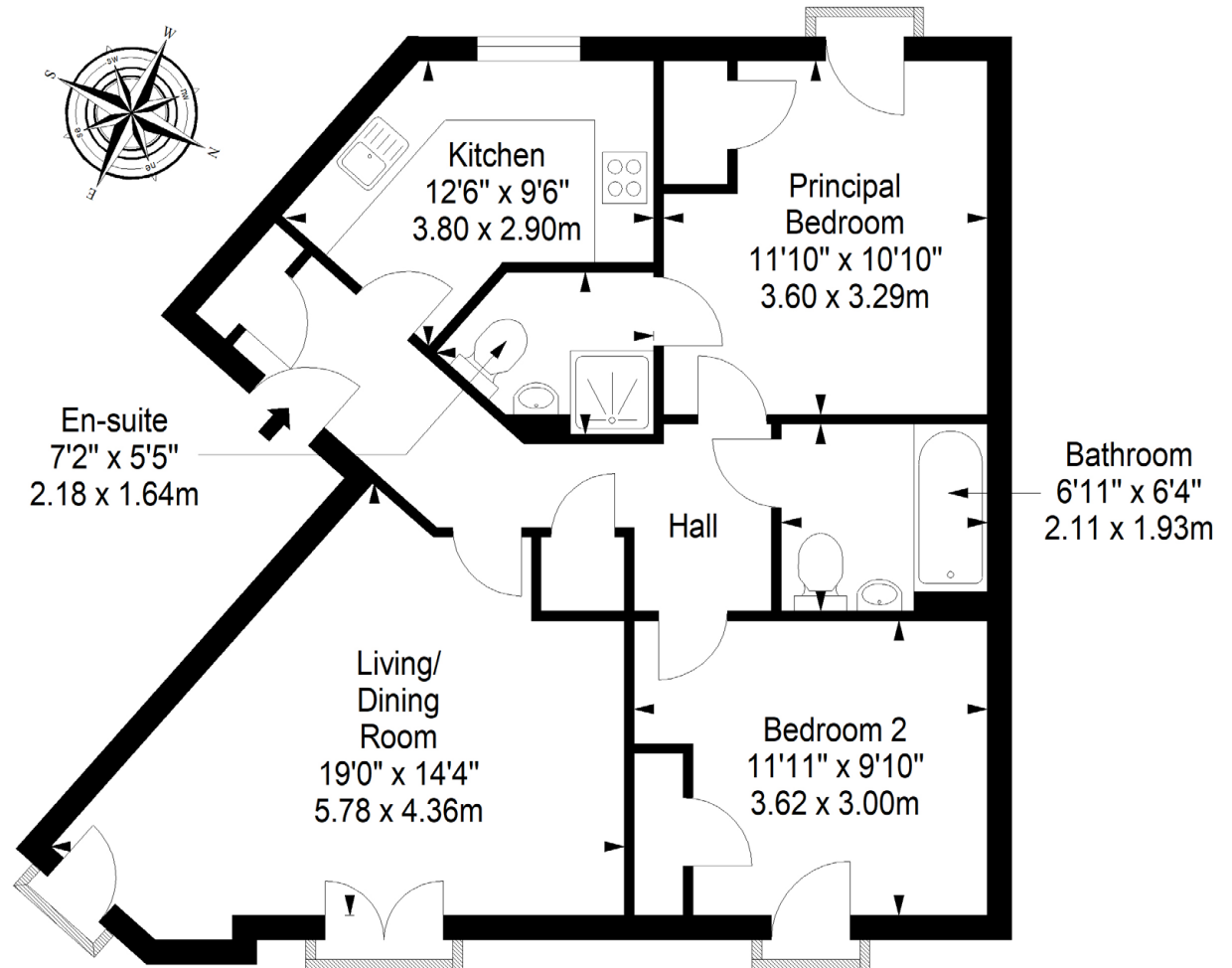
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor

Approx. 66.0 sq. metres (710.4 sq. feet)



Total area: approx. 66.0 sq. metres (710.4 sq. feet)