



100 Gracemount Drive

Edinburgh, EH16 6QZ



2



1



1



69sqm

EPC

D

AS Anderson
Strathern

100 Gracemount Drive

Edinburgh, EH16 6QZ

The property is of a non-traditional construction, typically best suited to cash buyers/investors. It is sold strictly as seen.

Property features

100 Gracemount Drive is a spacious, two-bedroom, main door flat located in a popular area of the city now requiring modernisation and offering excellent potential to create a bespoke home.

Extending to approximately 69sqm, the property is accessed via a front door leading to a welcoming vestibule. Beyond the vestibule, a central hallway is equipped with a storage cupboard and grants access to the rest of the home.

The spacious south-facing sitting/dining room is located to the rear and offers direct access to the private garden. Next to this room is the kitchen, which has modern floor and wall-mounted cabinets, plenty of worktop space, and dedicated areas for appliances to be installed.

Two double bedrooms with built-in wardrobes and a modern wet room complete the accommodation.

Externally, the property benefits from wraparound gardens to front, side, and rear incorporating paved areas, a private driveway to the front, and access to external stores. Further benefits include gas central heating via a combi boiler and double glazing throughout.

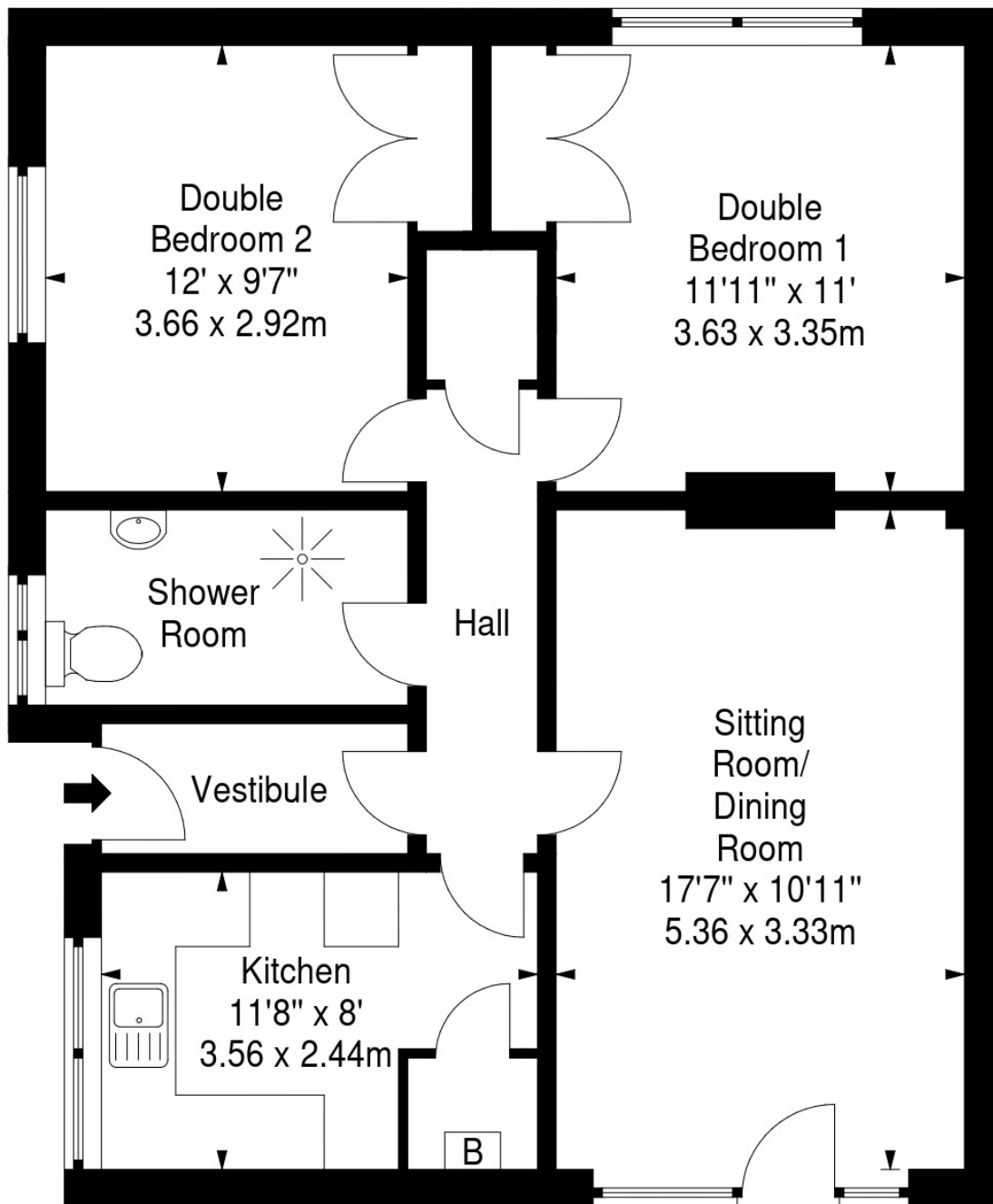
- Cash buyers only
- Main door flat
- Gas central heating
- Double glazing
- Driveway
- External stores
- Great potential





Location

Gracemount offers an excellent selection of local shops on Captains Road, Cameron Toll Shopping Centre and Straiton Retail Park are also within easy reach. The area is well served by sporting and leisure amenities available at Gracemount Leisure Centre. The Royal Infirmary of Edinburgh is also within close proximity. Edinburgh city centre is approximately four miles north with regular public transport serving the area. The city bypass is easily accessible being approximately two miles to the south.



Ground Floor

Extras

The property is of a non-traditional construction, typically best suited to cash buyers/investors. It is sold strictly as seen.

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. 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 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. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern
residential@andersonstrathern.co.uk