



Offers Over  
**£195,000**

## 9/2 Philip Terrace

Gracemount | Edinburgh | EH16 6FJ

Forming part of a well-kept modern development in the popular Gracemount area, this impressive south-facing two-bedroom first-floor flat offers bright, contemporary living with excellent amenities and transport links close at hand. Well-presented throughout, the property is ideally suited to first-time buyers, young couples, and professionals seeking a comfortable and convenient home.

 2 bedrooms

 1 public room

 2 bathrooms

 Resident parking

 EPC Band - B

 Council Tax Band - C



## Description

A welcoming entrance hallway provides access to a useful storage cupboard before leading through to the bright and airy lounge. This inviting space enjoys a pleasant open outlook and features a double Juliet balcony, allowing natural light to flood the room, along with a handy additional storage cupboard. The stylish kitchen/diner is well laid out and also benefits from a Juliet balcony. Fitted with a range of integrated white goods and partially tiled in splash areas, it offers ample space for dining and everyday living. The principal bedroom is a generous double room featuring its own Juliet balcony, an integrated double wardrobe, and a sharp en-suite shower room complete with partial tiling, a corner shower cubicle, and a heated towel rail. The second bedroom is another comfortable double, also with an integrated wardrobe and plenty of room for freestanding furniture. Completing the accommodation is a fresh main bathroom fitted with a shower over the bath and partial tiling.

Further benefits include gas central heating, double glazing, and a secure door entry system.

Factor fees are payable of approximately £70 per month.



## Gardens & Parking

Residents also have access to shared bin store, a dedicated bike storage, and for the car owner, there is unallocated residents' parking.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

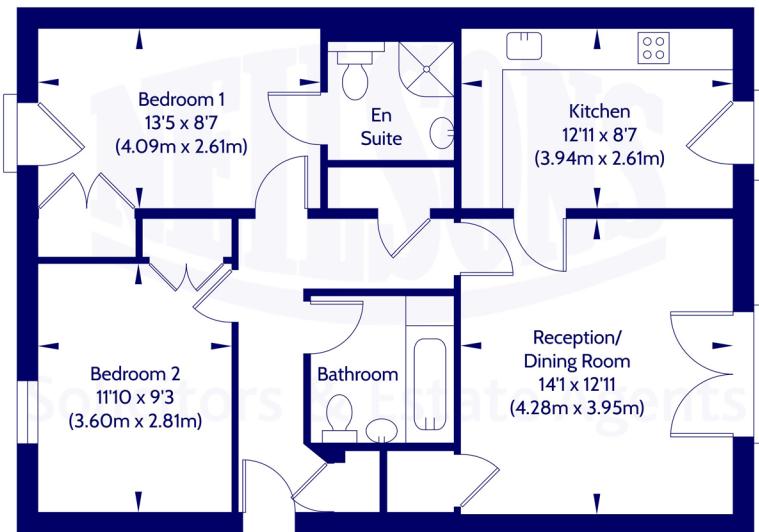
Gracemount is located to the south of the city approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





Approx. Gross Internal Floor Area 70 Sq M / 756 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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