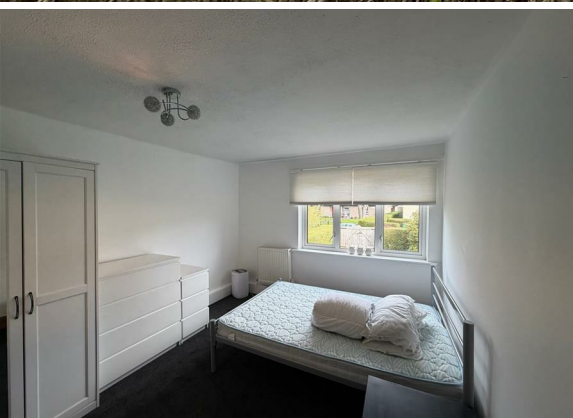




**2 Bed
Flat - Purpose Built
located in**

£1,195 Per month



LOGAN PROPERTY

26/4 Gracemount
Avenue
Edinburgh
EH16 6SP

Neighbourhood

The property sits within the established residential area of Gracemount, located approximately four miles south of Edinburgh City Centre. The neighbourhood is well served by local shops, supermarkets, schools and recreational facilities, while excellent public transport links provide straightforward access to the city centre and surrounding districts.

With its combination of comfortable interior accommodation, generous outdoor space and convenient location, this property represents an excellent opportunity for tenants seeking a well-located and ready-to-move-into home.

Living Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom

Garden

External





DIRECTIONS

From Edinburgh Waverley Station proceed south on North Bridge, continuing onto South Bridge and then onto Nicolson Street. Follow the road onto Clerk Street and continue through Newington, passing The University of Edinburgh. Continue along the A701 through Liberton before turning towards Gracemount. Follow the road into the district and continue until reaching Gracemount

CONTACT

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC 