



GILSON GRAY

LAW • PROPERTY • FINANCE

3/3 SOUTHOUSE DRIVE

Gracemount, Edinburgh, EH17 8BY



Situated near a public park and within easy reach of Edinburgh's idyllic Green Belt, this first-floor flat enjoys a leafy green setting in Gracemount. The two-bedroom residence is sure to appeal to a wide variety of buyers with its modern interiors that are bright and airy and decorated in light neutral hues. Furthermore, the property features a large dining kitchen and an elegant living room that extends out onto a private balcony.

Extras: all fitted floor and window coverings, light fixtures, an electric cooker, a fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

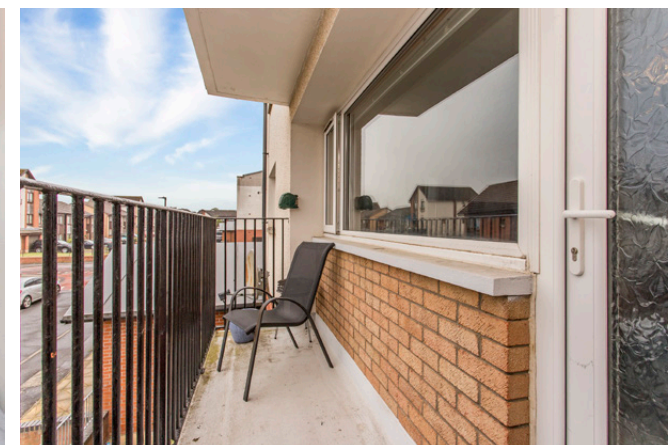
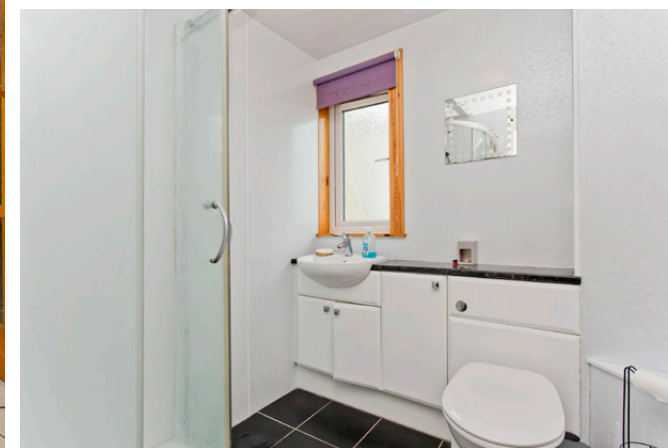


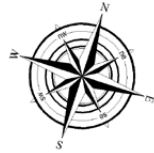
FEATURES

- Well-presented first-floor flat
- Part of an established development
- Situated in popular Gracemount
- Secure shared entrance
- Hall with generous storage
- South-facing living room
- Private, south-facing balcony
- Modern dining kitchen
- Double bedroom with wardrobes
- Additional double bedroom
- Quality 3pc shower room
- Well-kept communal garden grounds
- Unrestricted off-street parking bays
- EPC Rating - C
- Council Tax Band - A



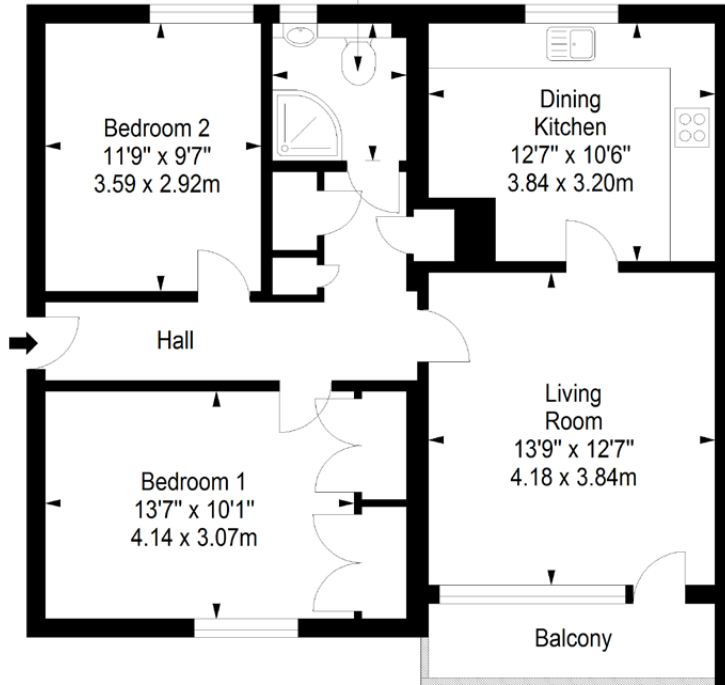
“WELL-PRESENTED FIRST-FLOOR FLAT WITH A MODERN DINING KITCHEN, TWO DOUBLE BEDROOMS AND A QUALITY 3PC SHOWER ROOM”





First Floor
Approx. 70.1 sq. metres (754.6 sq. feet)

Shower Room
6'0" x 5'10"
1.83 x 1.78m



Total area: approx. 70.1 sq. metres (754.6 sq. feet)

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