

LAW • PROPERTY • FINANCE

3/3 SOUTHHOUSE 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



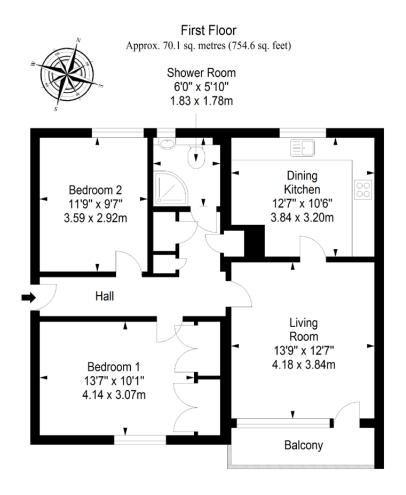
"WELL-PRESENTED FIRST-FLOOR FLAT WITH A MODERN DINING KITCHEN, TWO DOUBLE BEDROOMS AND A QUALITY 3PC SHOWER ROOM"





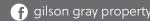






Total area: approx. 70.1 sq. metres (754.6 sq. feet)













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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.



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