



26/5 Balmwell Grove, Gracemount, Edinburgh, EH16 6HB

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Ideal first time buyer or investment opportunity this bright and spacious two bedroom top floor flat offers well-proportioned accommodation. The property is ideally located in the popular residential area of Gracemount close to many local amenities and schooling, the location is conveniently placed for easy access to excellent transport links. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with useful storage.
- Bright and spacious living room with a home office/dining area.
- Fully fitted kitchen with a range of wall and base units along with integrated appliances.
- Rear facing double bedroom with built in wardrobes and two storage cupboards.
- Front facing double bedroom with ample space for free standing furniture.
- Bathroom comprising WC, vanity storage and bath with shower over.
- Gas central heating.
- Double glazing.
- Private area of the rear garden (where the well is situated) shared drying green.
- On street parking.



Location

The popular Gracemount area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

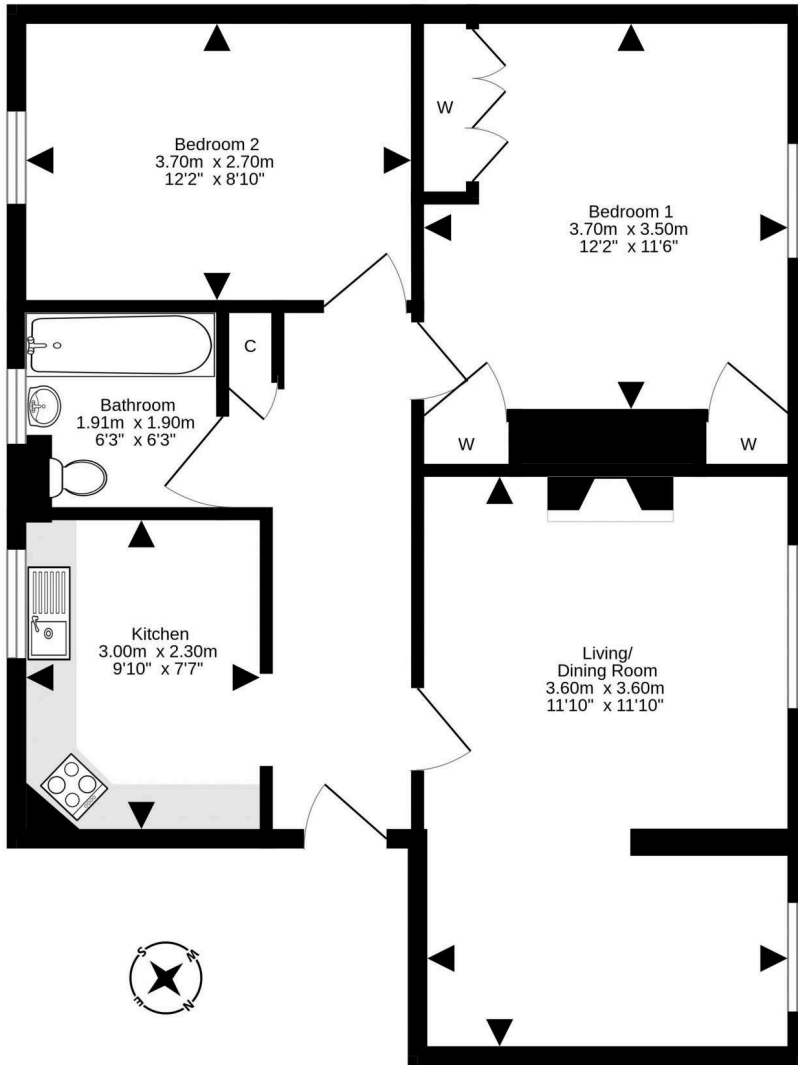
Extras

The integrated kitchen appliances, the washing machine, dishwasher, fridge, curtains, blinds and fitted floor coverings are included.

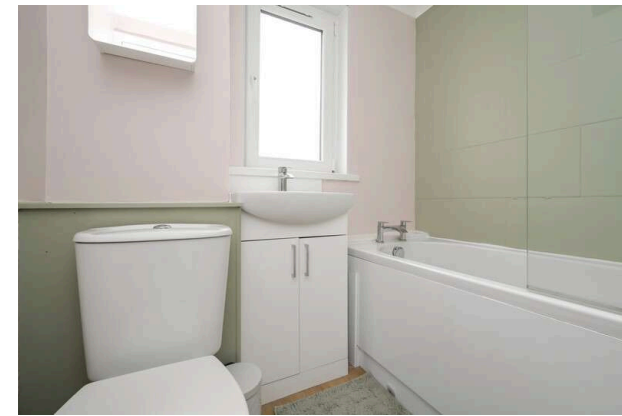
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the 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 Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

