



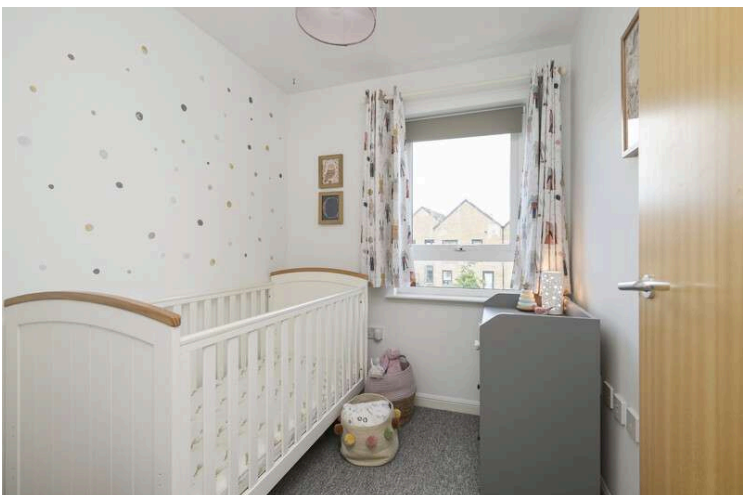
13 Gracemount House Drive, Edinburgh, EH16 6FD

www.mcdougallmcqueen.co.uk



Rarely available this modern five bedroom end terraced town house offers generous and flexible living space over three floors, the property further benefits from enclosed private gardens to the front and rear ideal for growing families or investment opportunity. The property is ideally located in the popular Gracemount area of Edinburgh close to an abundance of local amenities and schooling along with good transport links. Presented to the market in excellent order throughout, we would recommend an early viewing

- Reception hallway.
- The ground floor offers fabulous open plan living/dining and kitchen area with direct access to the rear garden.
- Kitchen equipped with a range of wall and base units along with integrated appliances.
- Utility room.
- Downstairs cloaks comprising WC and wash hand basin.
- Double bedroom located on the first floor with built in storage.
- Double bedroom two located on the first floor with dual aspect.
- Bathroom located on the first floor.
- Double bedroom located on the second floor with built in wardrobe storage.
- Further double bedroom with built in storage located on the second floor.
- Bedroom five located on the second floor.
- Shower room located on the second floor.
- Storage cupboards on the first and second floors.
- Hatch to the attic on the second floor.
- Gas central heating, the boiler was replaced in 2023.
- Double glazing.
- Enclosed private gardens to the front and rear.
- Residents parking.



Location

Gracemount is a sought after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France just a short car journey away. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and there on to the Scottish motorway network, the A1 and Edinburgh International Airport.

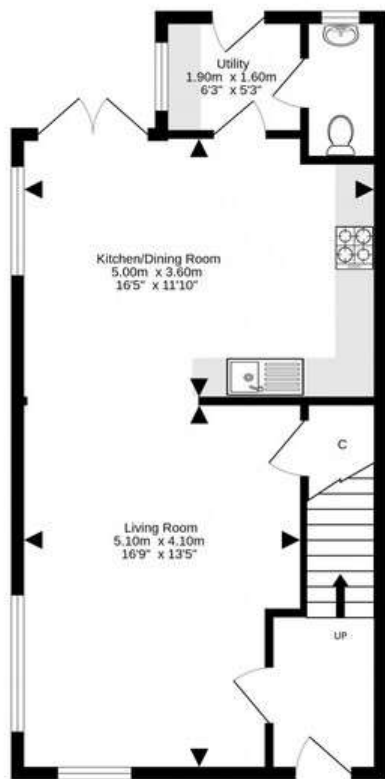
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

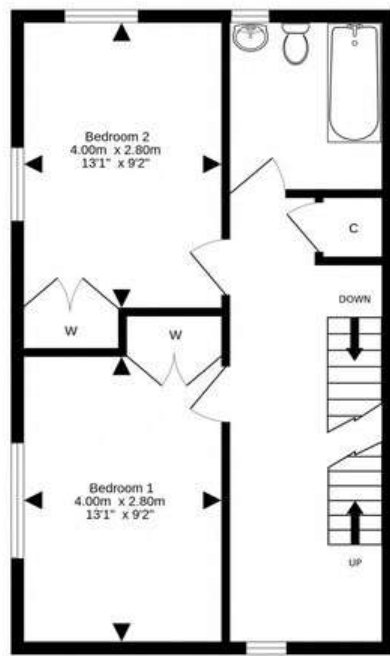
Price & Viewing

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

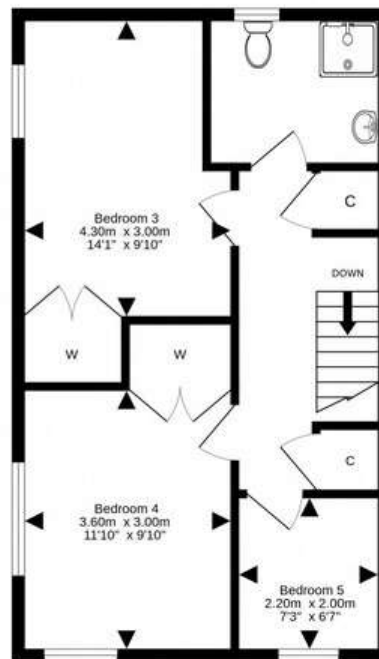
EPC Band - B



Ground Floor



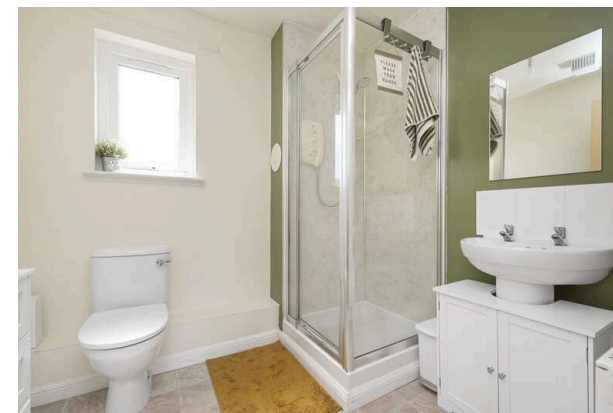
1st Floor



2nd Floor



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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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

