



## 58C Gracemount Drive

Gracemount | Edinburgh | EH16 6RJ

A superb opportunity has arisen to acquire this rarely available three bedroom end-terraced house pleasantly positioned within a modern development in Gracemount. Close to excellent amenities, transport links as well as schools at primary and secondary level, the property will undoubtedly make for an ideal family home.

- 3 beds
- 1 public
- 1 bathroom
- Private gardens
- Parking
- EPC Band - C
- Council Tax Band - D



## Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with an under stairs storage cupboard, bright and airy lounge with French doors and a dual-aspect outlook, modern fully-fitted kitchen/diner with a range of integrated white goods while being finished with dark grey gloss units and a white worktop, utility room with integrated appliances and garden access, two-piece W/C with a sizable storage cupboard, landing with access to the partially-floored attic via a dropdown ladder, generous principal double bedroom with integrated wardrobes, dual-aspect outlook and a Juliet balcony, second well-sized double bedroom with integrated wardrobes, third single bedroom with an over stairs storage cupboard currently set up as a study, and a partially-tiled bathroom suite with an over-bath shower and linen cupboard.

The property also benefits from an intruder alarm system, CCTV system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £8 per calendar month.



## Extras

Selected fixtures and fittings, including: integrated gas hob, oven, extractor hood, fridge-freezer, dishwasher and washer dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Private gardens are found to both the front and rear of the property. The rear garden has been landscaped to an excellent standard, laid with a lovely sandstone patio and a raised lawn area making it the perfect spot for all the family to enjoy. For the car owner, there is a driveway for off-street parking while there is more than adequate free parking on-street to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

Gracemount is located to the south of the city approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

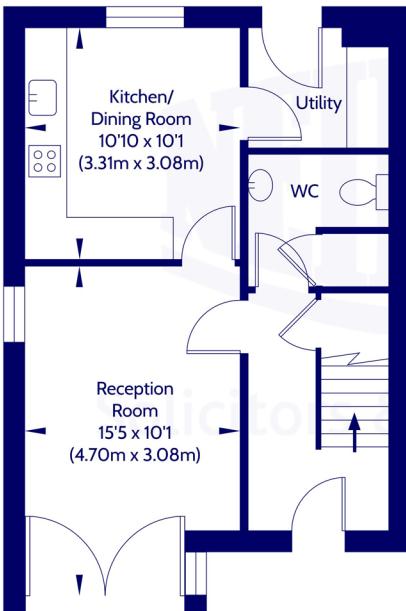
Approx. Internal Area 80.97 Sq M / 871 Sq Ft.

Not to scale. For identification only.

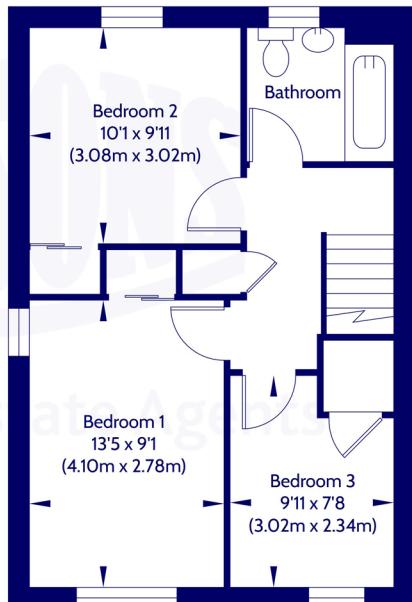
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Ground Floor



First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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