

**27 Gracemount House Drive, Liberton
Edinburgh, EH16 6FD**

OFFERS OVER £220,000



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- Well-designed contemporary semi detached house (2009)
- Living room and fitted kitchen/breakfast room
- Flexible utility area and downstairs toilet/wash hand basin
- 2 double bedrooms, single bedroom and bright bathroom/shower
- Gas central heating and double glazing
- Garden to front and rear with greenhouse and sun room/store
- Modern estate beside Lasswade Road and primary school
- EPC C

Description

This contemporary terraced villa (2013) offers well planned accommodation (86 sqm) with modern fittings/fixtures, some hardwood flooring and ample in-built storage. It is entered via a reception hall with a staircase rising to the upper floor. The comfortable L-shaped living room gives direct access into the well fitted kitchen/breakfast room which includes a central island display unit/breakfast bar plus integrated appliances. There is a very handy utility room area plus a downstairs toilet compartment. Upstairs is the bright bathroom/shower, a large master bedroom incorporating in-built wardrobes; a further double bedroom and single bedroom.





Central Heating and Double Glazing

Gas central heating is complemented by double glazing.

Garden and Parking

The property has an easily maintained private garden to both front and rear featuring a versatile covered deck/leisure hub which is ideal for al fresco dining. A large lean-to greenhouse has been constructed and there is an allocated paved parking bay.

Location

Gracemount House Drive forms part of an attractive landscaped setting privately built by Crudens at Liberton. This increasingly popular district is located just off Lasswade Road at the southern outskirts of the City. This modern estate is quite literally yards away from a small convenience store, modern Gracemount School and sports centre/swimming pool. The City By-pass plus the large retail parks at both Straiton and Cameron Toll plus the Royal Infirmary are only a few minutes' drive away. Excellent bus services operate night and day across Edinburgh.

Mortgage Valuation and Home Report

The property has been valued at £230,000 and the Home Report is available via the ESPC web site.

Council Tax and Energy performance Certificate

The property is in Council Tax band C and has a C rated EPC.

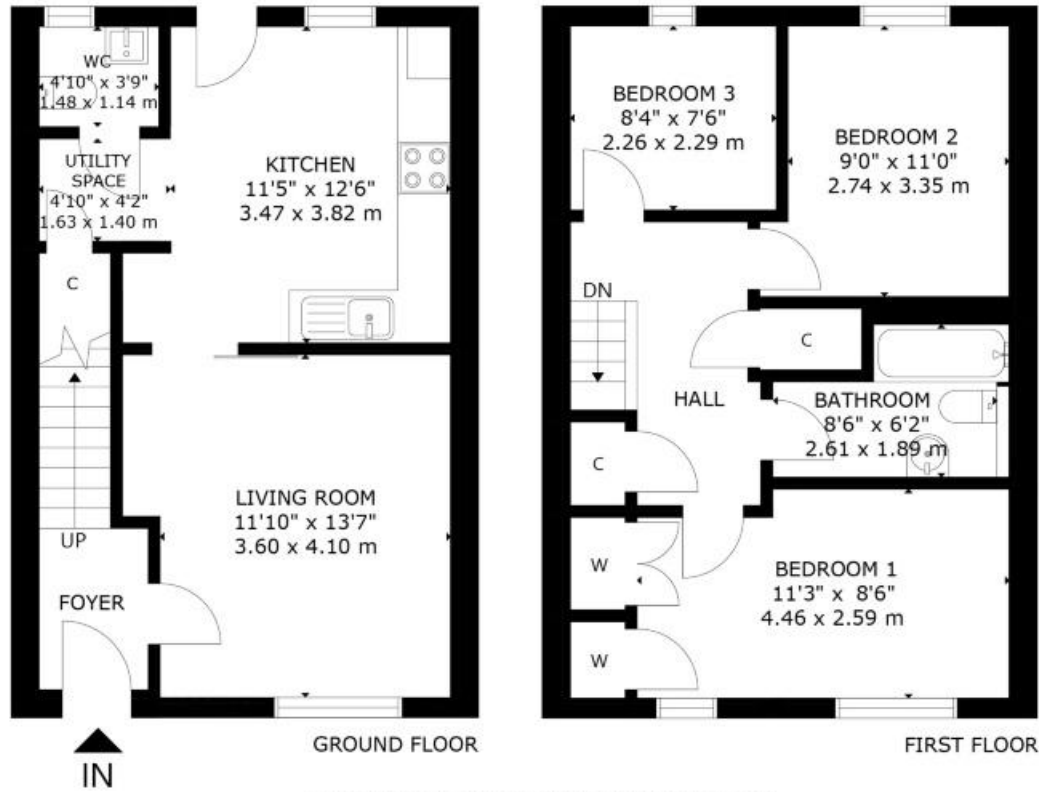
Viewing

To view telephone Agent 0131 229 3399 (07595820611 out with office hours).

Extras

The floor coverings, gas hob, electric oven, hood and blue hut are included in the sale price. The white greenhouse is being removed.





27 GRACEMOUNT HOUSE DRIVE, EDINBURGH, MIDLOTHIAN EH16 6FD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 934 SQ FT / 86 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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