

9 (Flat 8) Philip Terrace, Gracemount Edinburgh, EH16 6FJ

OFFERS OVER £175,000



drummondmiller



- Well-designed second floor flat with modern ventilation system installed
- Living/dining room with open plan kitchen
- Spacious master bedroom and second bedroom
- Bright bathroom with shower
- Gas central heating and double glazing
- Mutual garden, unrestricted parking and bike store
- Modern estate beside Lasswade Road
- EPC B

Description

This contemporary second floor flat (2016) offers well planned accommodation (59 sqm) with modern fittings/fixtures throughout and a generous storage cupboard off the hall. It boasts a combined living/dining room which has plenty room for a dining table & chairs for entertaining. There is a bright bathroom/shower, a large master bedroom and further bedroom. The building is still under the NHBC guarantee and benefits from an entry system.





Central Heating and Double Glazing

Gas central heating is complemented by double glazing.

Garden and Car Park

There is a communal garden to the rear plus secure bike store and unrestricted residents parking.

Managing Agent

The development is managed by Ross & Liddell and the shared cost for the property is approx. £70 per month. This includes buildings insurance.

Location

Right on the outskirts of Liberton, Gracemount is located just off Lasswade Road at the southern outskirts of the City. Philip Terrace forms part of a modern estate built by Crudens 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 are only a few minutes' drive away. Excellent bus services operate across Edinburgh and the Royal Infirmary is also readily accessible.

Mortgage Valuation

The property has been valued at £180,000 and the Home Report is available via the ESPC web site.

EPC and Council Tax

The property is in Council Tax band C and has a B-rated Energy Performance Certificate.

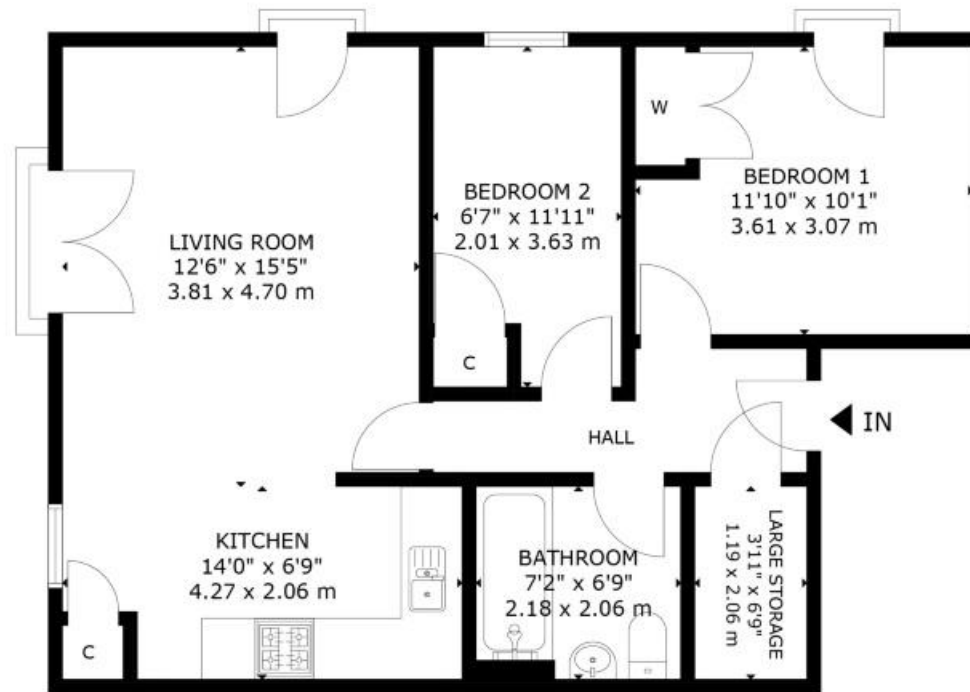
Extras

The carpets and floor coverings plus built-in electric oven, gas hob and hood are included in the sale price.

Viewing

To view telephone Agent 0131 229 3399 (0759 58 20611 out with office hours).





SECOND FLOOR

9/8 PHILIP TERRACE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 637 SQ FT / 59 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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