



105 Gracemount Avenue, Edinburgh, EH16 6ST



Welcome

Welcome to Gracemount Avenue, this charming three bedroom detached bungalow offers well-proportioned, bright and spacious accommodation with a single garage, driveway and gardens to the front and to the rear. Ideally located in the popular Liberton area of Edinburgh close to many local amenities, schooling and swift transport links. The property is tastefully presented and in excellent order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Reception hallway, hatch to the floored attic accessed by a fixed ladder.
- Beautiful living room offering direct access to the rear garden, gas stove and shelved press.
- Stylish kitchen equipped with a range of wall and base units along with integrated appliances, rear garden access.
- Dining area featuring a large pantry and utility cupboard
- Three double bedrooms.
- Bathroom comprising WC, wash hand basin, bath with shower over, vanity storage and underfloor heating.
- Gas central heating.
- Double glazing.
- Single garage and driveway.
- Beautiful gardens to the front and to the rear with gated side access.







Liberton

Gracemount Avenue is located in the Liberton area of Edinburgh, which lies to the south of the city centre. The property is well positioned to take advantage of a number of shopping outlets in the vicinity. Further shopping facilities can be found at the Cameron Toll Shopping Centre just a short drive away. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.

Extras

Included in the sale are the integrated kitchen appliances, fridge/freezer, washing machine, fixtures & fittings and all fitted blinds,



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

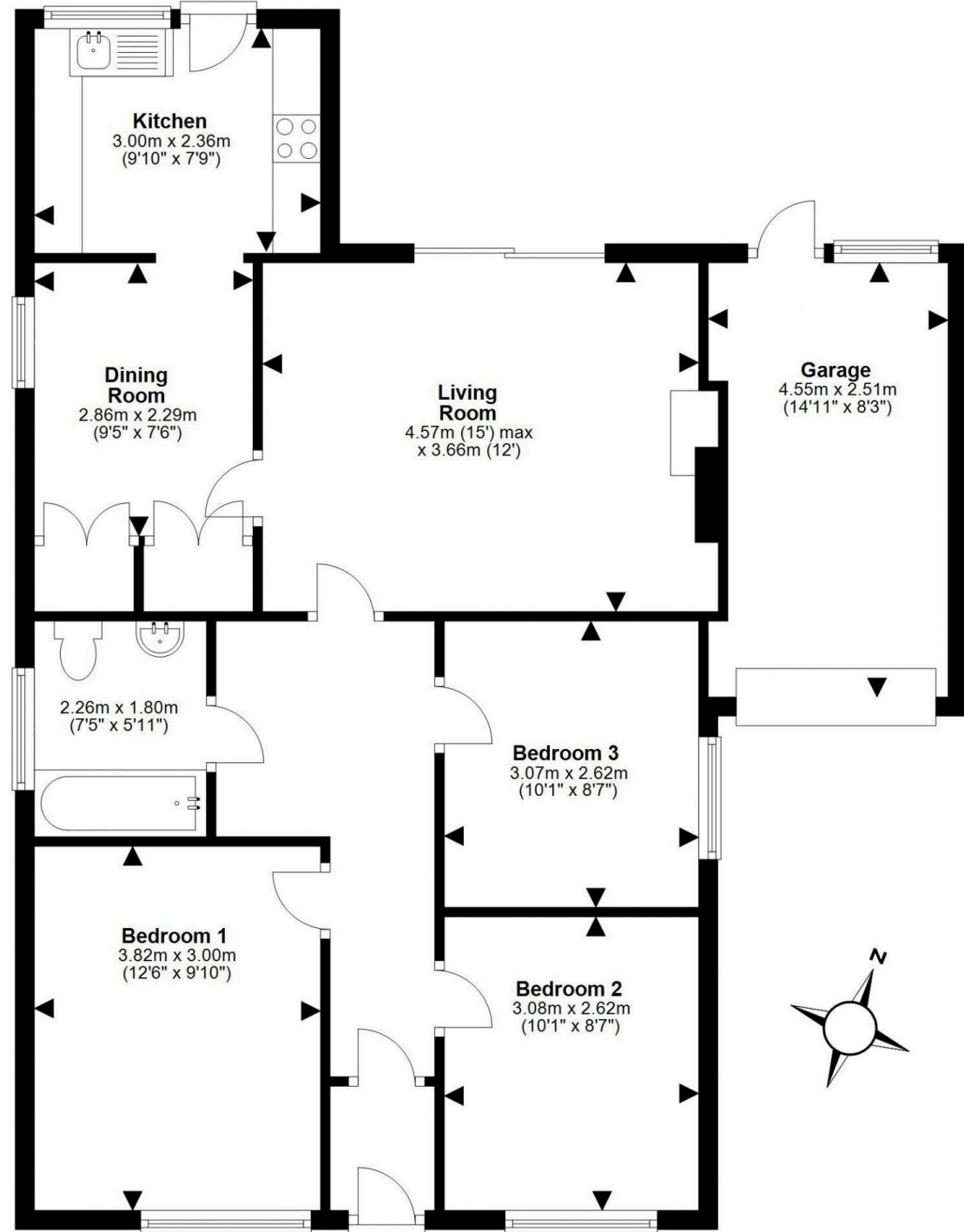
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.