



17 Balmwell Avenue

Gracemount, Edinburgh, EH16 6HE



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Stunning 2 bedroomed end of terrace property presented in move in condition.

- Spacious sitting/dining room
- Well equipped kitchen
- 2 double bedrooms
- Bathroom with 3 piece suite
- Gas central heating & double glazing
- Loft space with built-in ladder
- Private rear garden with pergola
- Two car driveway

Offers Over: £215,000

EPC Rating: D

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.



About the Property

Situated in Gracemount, with amenities to hand, along with public transport, schooling and higher education, the property is ideal for professionals and the growing family alike. Internally the property has been decorated to a high standard and is presented in move in condition.

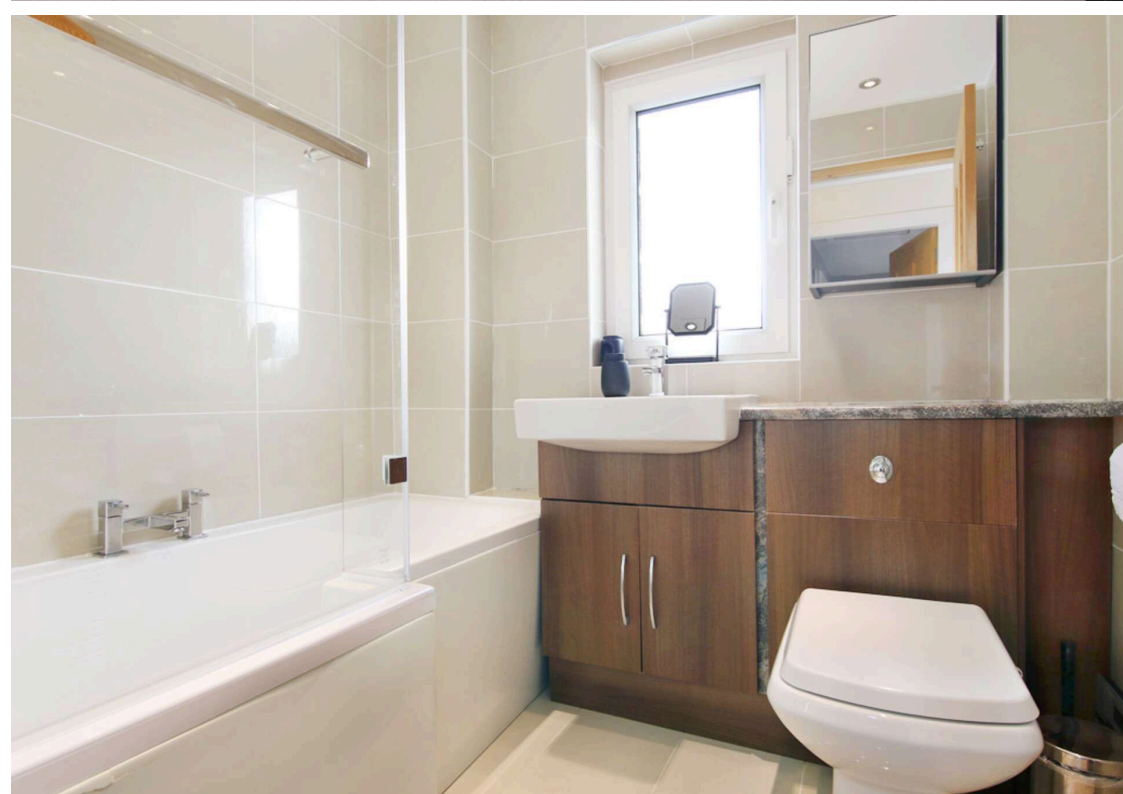
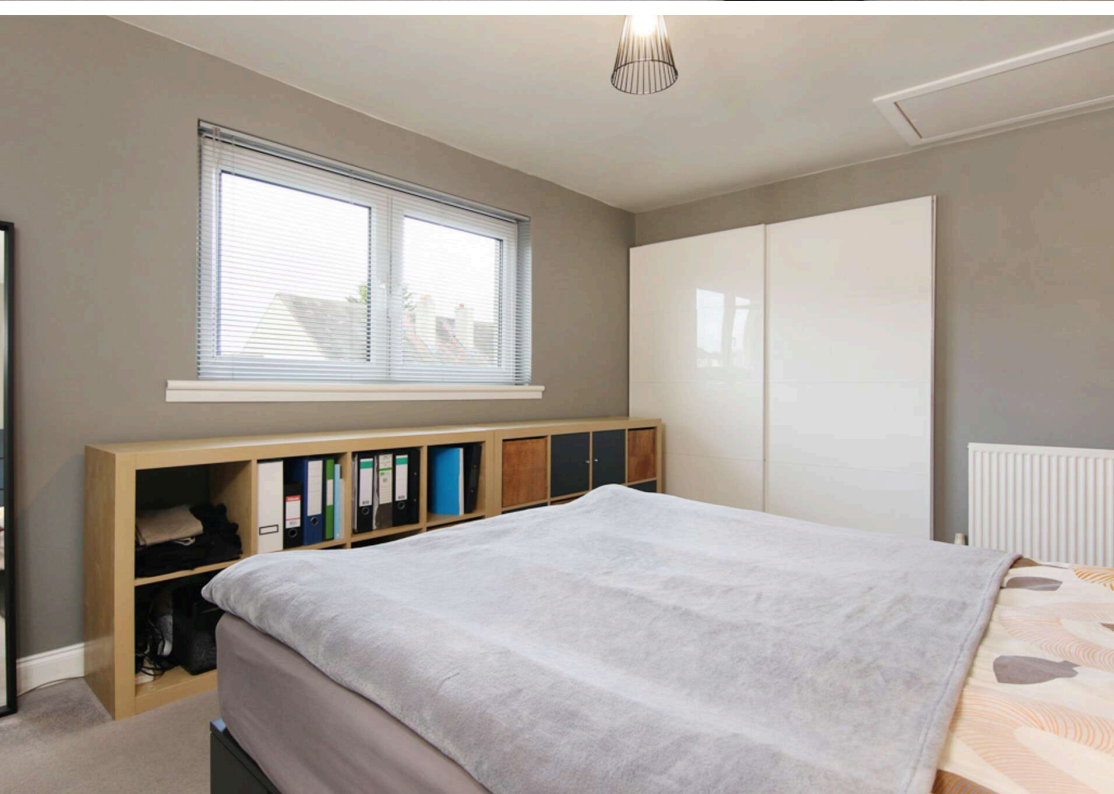
Further benefits include gas central heating, double glazing and a floored attic space which can be access from bedroom 1 and is currently used a home gym space.

A particular selling point of the property rear garden which features a paved space covered by a pergola allowing for year round use.

Extras

To include all fitted flooring and carpets, light fixtures (excluding shades), curtains and blinds, integrated oven, induction hob, fridge/freezer and washing machine in the sale.

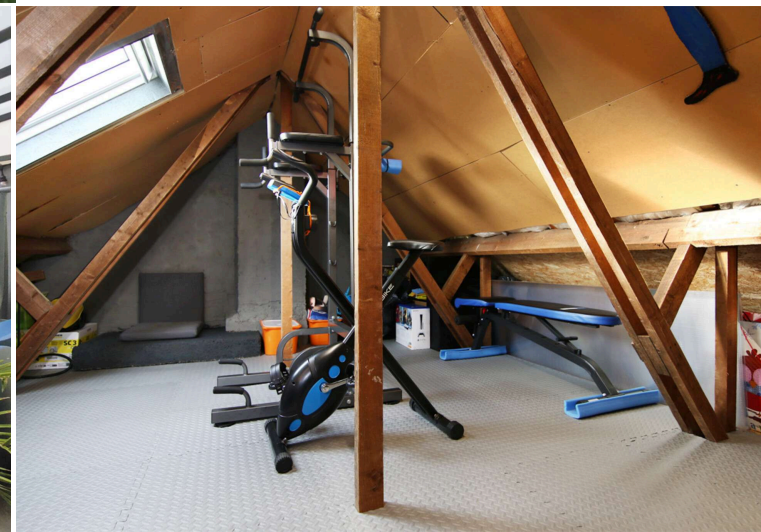




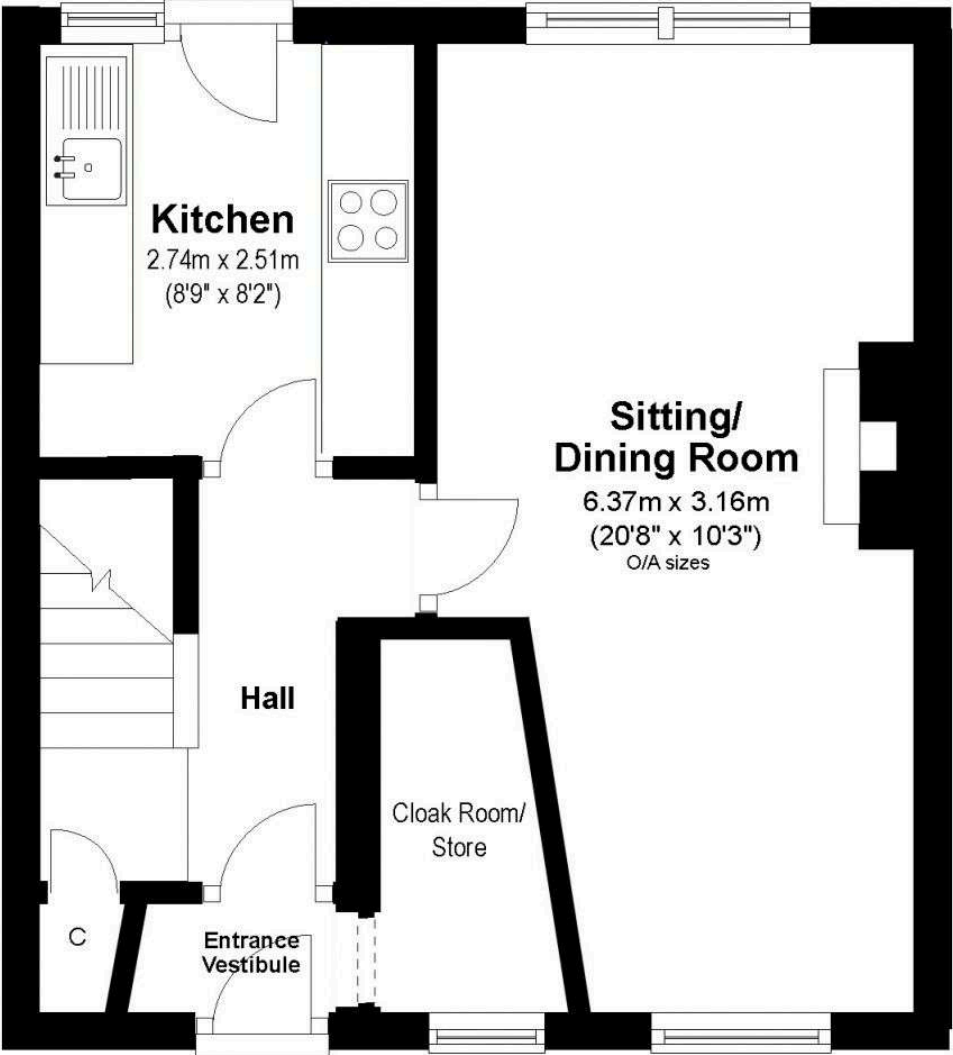


Location

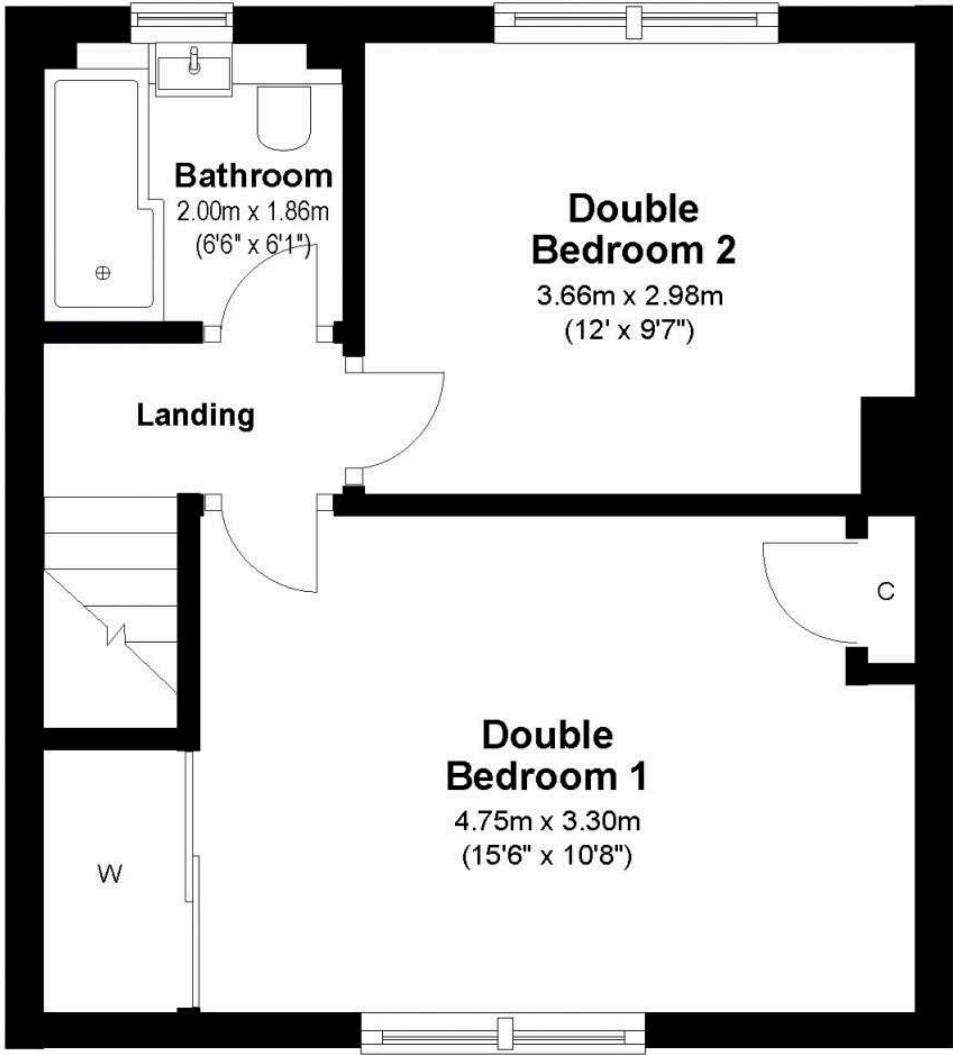
Gracemount offers an excellent selection of local shops on Captains Road including a Tesco and Scotmid Store, both of which are within walking distance of the house. A Morrisons Superstore is located close by on Gilmerton Road, and Cameron Toll Shopping Centre and Staiton Retail Park are also within easy reach. The area is well served by sporting and leisure amenities available at Gracemount Leisure Centre. The Royal Infirmary of Edinburgh is also within close proximity. Edinburgh city centre is approximately four miles north with regular public transport serving the area. The city bypass is easily accessible being approximately two miles to the south. Good schooling in both the state and private sectors is easily accessible.



Floor Plan



Ground Floor



First Floor



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