



1/4 Captain's Row  
Gracemount, Edinburgh, EH16 6QP





# 1/4

## Captain's Row

Bright & spacious first floor flat in established and well-connected residential area.

- Hallway with built-in cupboard & ample space for storage
- South-west facing sitting room with study/dining area off
- Well-appointed kitchen
- Two generous double bedrooms, one with storage
- Three-piece shower room
- Private balcony
- Private garden & shared drying green
- On-street parking



Offers Over : £140,000

Home Report: £145,000

EPC Rating: C

Council Tax: A

Tenure: Freehold

Approached off a well-kept communal stairwell, the front door to this first floor flat opens into a spacious and welcoming hallway with a handy storage cupboard and ample space for coats and shoes. To the rear of the property is a sunny, southwest-facing sitting room overlooking the gardens. From here, a pocket door opens to a study/office, which could be used as a cosy dining area or additional storage space, and leads out to a private balcony. Across the hallway is the kitchen, again with a space saving pocket door, and offering wall and base cabinets, along with appliances.

Also to the rear is the first of two bedrooms, providing generous proportions and a storage cupboard. Completing the accommodation is the second double bedroom and three-piece bathroom. The property further benefits from gas central heating by way of a recently installed boiler and double glazing. Externally, the flat enjoys a private area of garden with decking and a shed, along with a shared garden/drying green, and on-street parking is available.

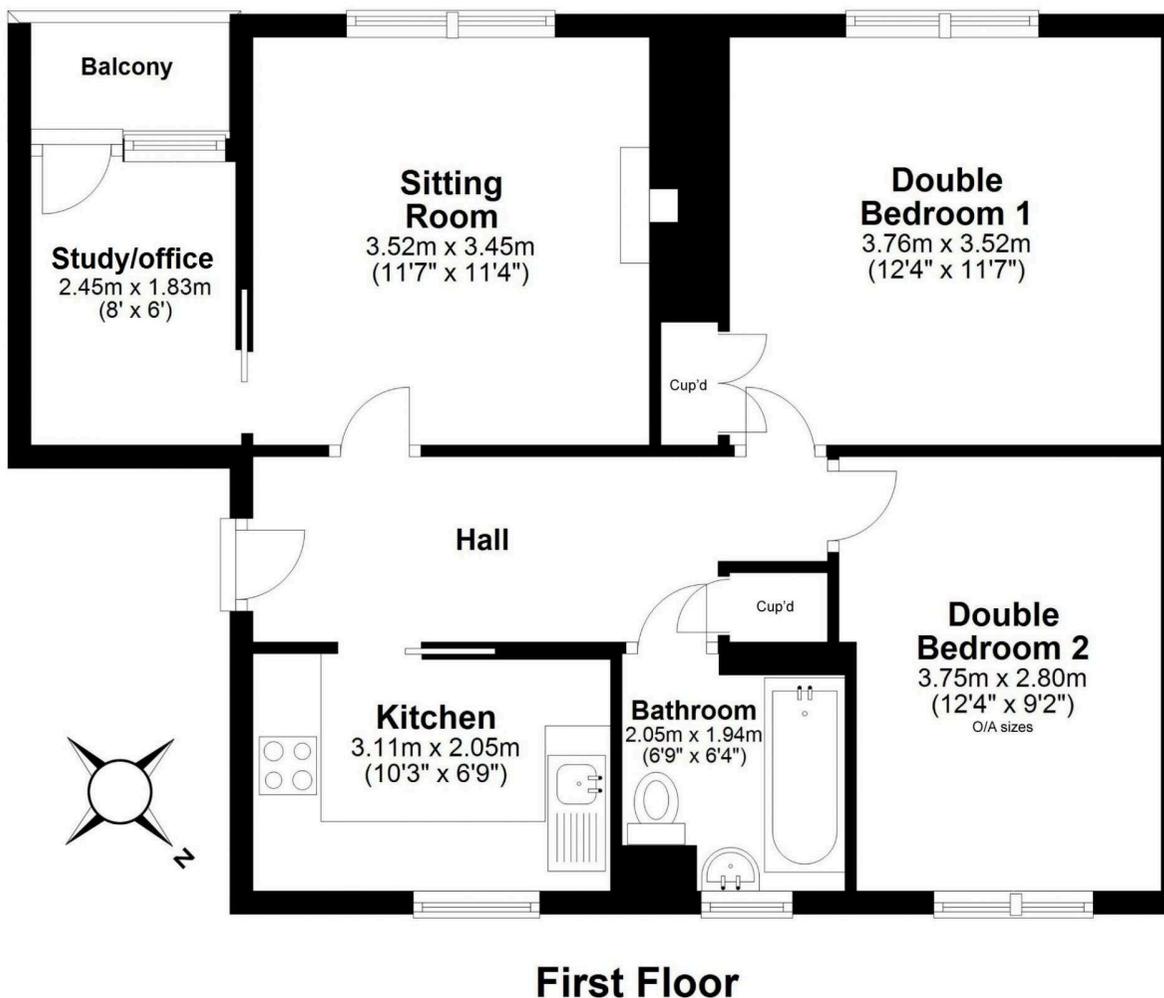
Extras: to include all fitted flooring and fitted carpets, curtains, oven, hob, cooker hood, fridge/freezer, and washing machine in the sale.



Gracemount is an established residential area, lying south of the city centre. The area offers a selection of local shops on Captains Road and Cameron Toll Shopping Centre and Straiton Retail Park are within easy reach.

The area is well served by sporting and leisure amenities available at Gracemount Leisure Centre. 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. The Royal Infirmary of Edinburgh is also within close proximity.



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