



**2 Gracemount Road  
Edinburgh, EH16 6PH**

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# *"2 Gracemount Road is a bright and exceptionally spacious 2 bedroom semi-detached bungalow"*

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- DINING ROOM
- KITCHEN
- CONSERVATORY
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- DRIVEWAY & DETACHED GARAGE
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





## LOCATION

The popular Gracemount area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

## EPC RATING

The energy efficiency rating for this property is band D



## DESCRIPTION

2 Gracemount Road is a bright and exceptionally spacious 2 double bedroom semi-detached bungalow, situated in the highly regarded district of Gracemount. The impressive accommodation offers a flexible layout and comprises: entrance vestibule; welcoming hallway with walk-in cupboard off; well-proportioned living room with bay window allowing natural daylight to flood in; sizeable sitting / dining room, leading through to conservatory with access to rear garden; galley kitchen with access to rear garden; generous double bedroom 1 with built-in wardrobe; rear facing double bedroom 2 and shower room with mains operated shower and useful window.

Further benefits include: gas central heating; double glazing; front garden laid to lawn with mature shrubs, driveway leading to detached single garage; side access to expansive enclosed rear garden; unrestricted on street parking; excellent local amenities at Straiton Retail Park and great transport links with prompt access onto the City Bypass and beyond.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Floorplan



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