

OFFERS OVER £180,000

32 Captains Drive
Edinburgh, EH16 6QW

drummondmiller
Solicitors & Estate Agents



- Mid terrace house with 2 bedrooms
- Living/dining room
- Separate kitchen with direct access to garden
- Two spacious double bedrooms
- Shower room
- Ample storage space throughout
- Large private front and back garden
- EPC C

Description

This two-bedroom mid-terrace property offers deceptively spacious accommodation and is perfect for first-time buyers, downsizers or investors alike.

The home welcomes you via a practical front porch, complete with a large storage cupboard for everyday essentials. The porch leads into the entrance hall, which in turn provides access to the living/dining room – a versatile space perfect for relaxing or entertaining. A separate kitchen offers excellent functionality with ample worktop and storage space.

Upstairs, the property boasts two well-proportioned double bedrooms, both offering comfortable living space and flexibility for families, guests or home working. A shower room completes the first floor.

There is useful storage throughout, helping to keep living spaces organised and functional. Externally, there is large front and back garden space, providing excellent outdoor areas for gardening, entertaining or simply enjoying the outdoors.

Early viewing is highly recommended to fully appreciate the space and potential this charming home has to offer.





Central heating and double glazing

The property benefits from gas central heating and double glazing.

Garden and Parking

There are large private front and back gardens.

Location

The Gracemount area is popular with families and professionals alike thanks to its local amenities and facilities, including local shops, a medical centre, and the Gracemount Leisure Centre with a swimming pool and gym. Excellent schooling options nearby include Gracemount Primary and Gracemount High School, along with additional primary and secondary schools in the wider area.

Residents enjoy good transport links with regular bus services into the city and convenient road access to the Edinburgh City Bypass, making commuting and travel straightforward. Gracemount's location also offers access to green spaces and outdoor pursuits, with parks nearby and the wider natural beauty of the Pentland Hills within easy reach, ideal for weekend walks and leisure activities.

Extras

The sale price includes, light fittings, carpets and floor coverings.

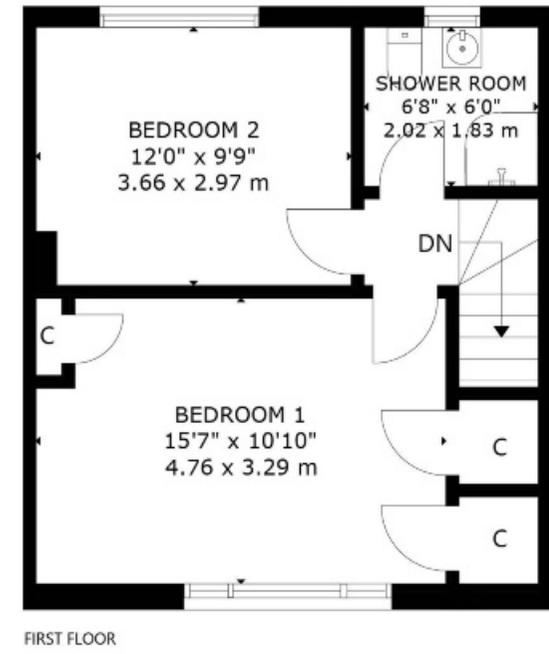
Home Report

The property has been valued by surveyors at £185,000 and the link to the Home Report is available via the ESPC listing.

Viewing

Viewing is by appointment via Agents on 0131 229 3399.





32 CAPTAINS DRIVE, EDINBURGH, EH16 6QW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 831 SQ FT / 77 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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email property@drummondmiller.co.uk
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
01506 656 645 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

