



# 10 GRACEMOUNT SQUARE

LIBERTON, EDINBURGH, EH16 6EG



**warners**

solicitors & estate agents



# Bright and spacious extended end terrace villa

with generous south-west facing rear garden

- Entrance hall
- Living room
- Dining room
- Kitchen
- Two double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Burglar alarm
- Private gardens front and rear
- Driveway

## DESCRIPTION

A light and spacious extended end terraced villa, located on a quiet residential street within the popular residential area of Liberton. Whilst now requiring modernisation the property does have gas central heating and double glazing and has tremendous potential to become a lovely family home. The accommodation comprises – entrance hall with under-stair cupboard, living room with archway leading to a dining room enjoying an attractive outlook over the rear garden, kitchen with door leading directly to the garden. On the first floor there are two generous double bedrooms and bathroom with three piece suite and shower. To the rear of the property lies a large south-west facing garden laid mainly to lawn and featuring a paved patio. There is a private front garden and driveway providing off street parking.

## SITUATION

The property is located in the popular Liberton area of Edinburgh, which lies some 4 miles south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park also within easy reach. Schooling is well represented from nursery to senior level. The property is also ideally positioned for the Royal Infirmary and the Scottish Parliament. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also close by.



## EPC RATING

E

## EXTRAS INCLUDED IN THE SALE

Some items of furniture as viewed can be included if required.

## VIEWING

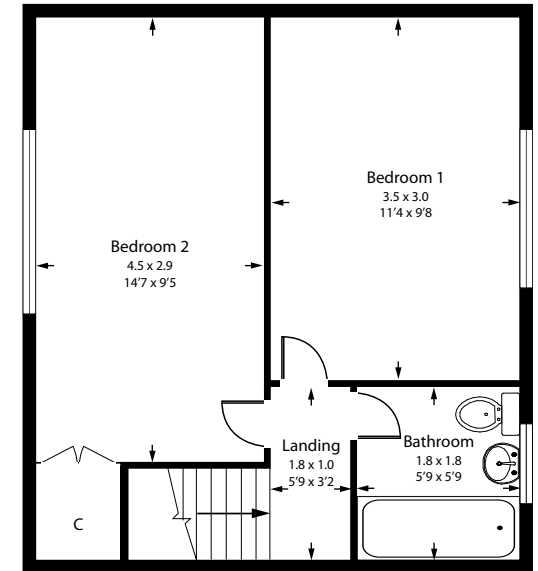
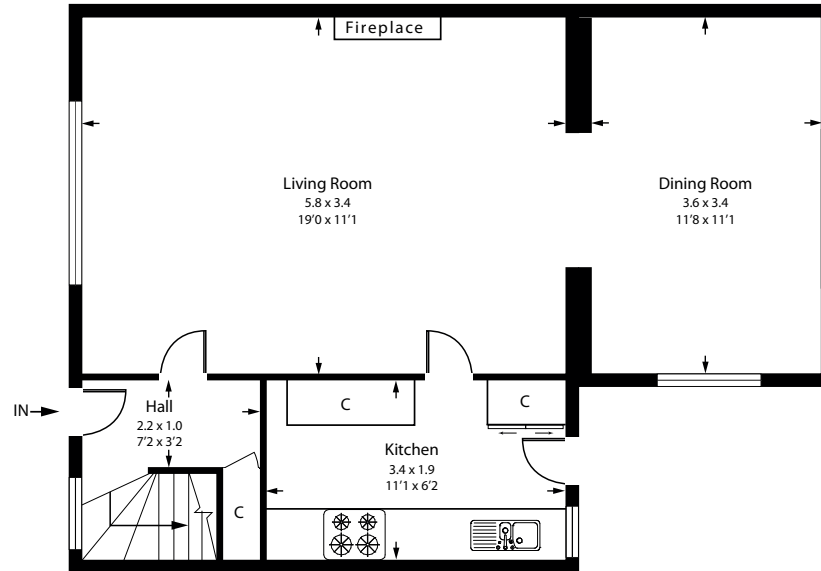
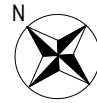
Sunday 2-4pm or by appointment with Solicitors.

See Floor Plan For Room Sizes

OFFERS OVER £120,000







Disclaimer:  
 This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. All room dimensions taken through cupboard / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads.

Head Office: 22 St. Patrick Square, Edinburgh EH8 9EY

Warners Commercial: 26 George Square, Edinburgh EH8 9LD | 176 Portobello High Street, Edinburgh EH15 1EX  
 247b St John's Road, Edinburgh EH12 7XD

t: 0131 667 0232 f: 0131 477 3533 e: [property@warnersllp.com](mailto:property@warnersllp.com) w: [www.warnersllp.com](http://www.warnersllp.com)

