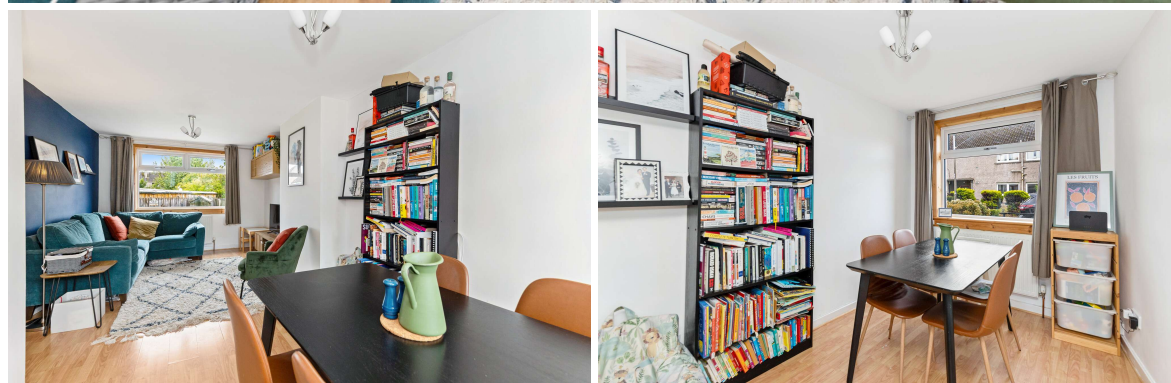




34 Balmwell Avenue,
GRACEMOUNT | EDINBURGH | EH16 6HD


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Set on a quiet street in the heart of Gracemount, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented terraced house. Boasting a private front and a rear garden, free on street parking and a partially floored attic this property would make an ideal home in a tranquil, yet well-connected location. The accommodation comprises a welcoming entrance hall, a bright and spacious living/dining room, a fully fitted kitchen that gives access to the rear garden, with attractive and sleek units and currently comprises a washing machine, electric hob, oven, fan and fridge/freezer, also downstairs is the handy utility that houses the boiler and tumble dryer. Upstairs there are two well-proportioned bedrooms, one with built in storage and completing the accommodation is the bathroom with shower over the bath. Externally the low maintenance front and rear gardens are made up of lawn and there is a shed.

- Well-presented terraced house on quiet street
- Heart of Gracemount location close to excellent amenities
- Private front and rear gardens, free on street parking
- Welcoming hallway and partially floored attic
- Bright and spacious dining/living room
- Contemporary kitchen
- Two well-proportioned bedrooms
- Stylish bathroom with shower over bath

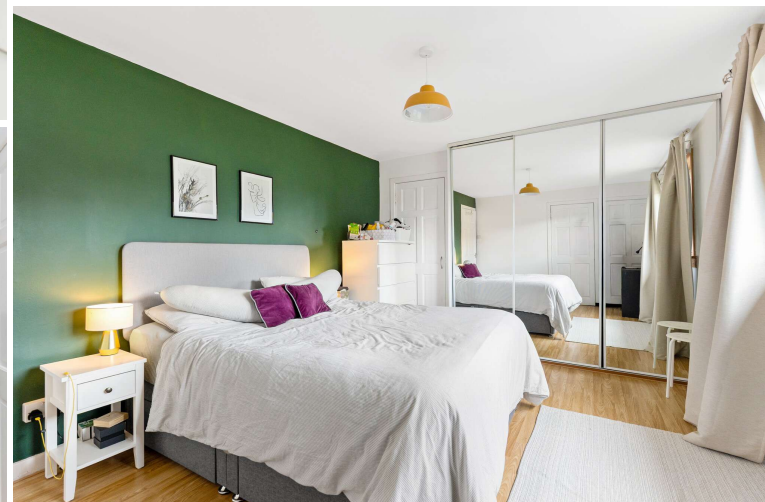
Energy Rating C. Council Tax band B.

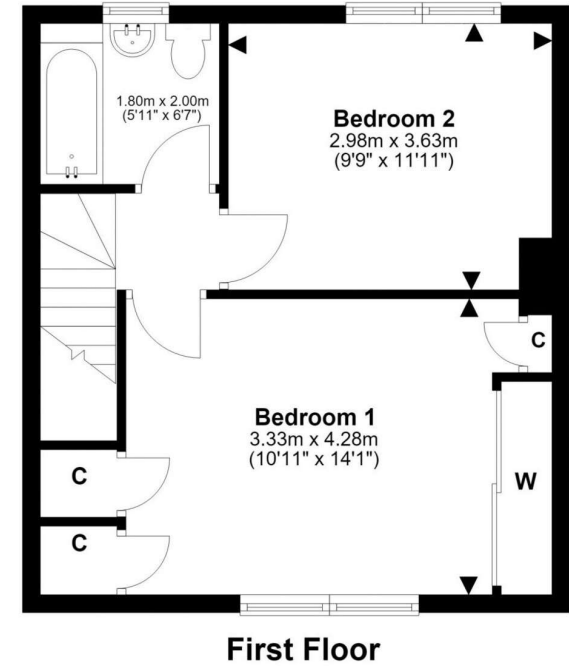
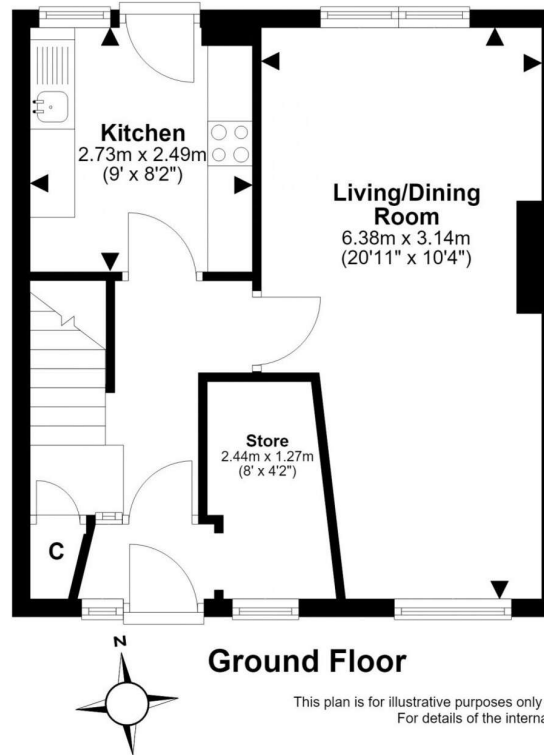
All fixtures, fittings, integrated kitchen appliances, curtains, blinds, fridge/freezer, shed & garden storage box will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.