

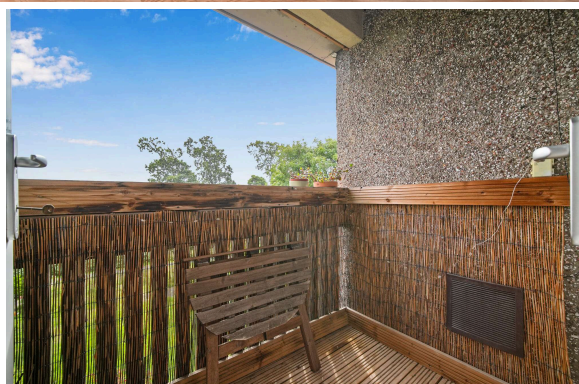


BURNHEAD
CRESCENT

48/6 Burnhead Crescent,
GRACEMOUNT | EDINBURGH | EH16 6EN

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warners
solicitors & estate agents



48/6 Burnhead Crescent

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Warners are delighted to present this bright and beautifully presented second-floor flat, situated in the sought-after residential area of Liberton, south-east of Edinburgh city centre. Set within a quiet and peaceful residential setting, the property is ideally located for excellent transport links, including direct bus connections to the city centre, and a wide range of local amenities. Presented in genuine move-in condition, the bright dual-aspect accommodation offers generous proportions and excellent storage throughout, making it an ideal home for first-time buyers, professional couples or investors, and early viewings highly recommended.

The property is accessed via a secure communal entrance with entry phone system and comprises a welcoming hallway with storage cupboard, spacious living room with recessed dining area and glazed door to a south-east-facing balcony, and a modern fitted kitchen with white wall and base units, gas hob and oven, washing machine and fridge/freezer. There are two spacious double bedrooms, with the principal bedroom benefiting from built-in storage, while both provide ample space for freestanding furniture. A fully tiled bathroom with white three-piece suite completes the accommodation.

Externally, the property benefits from a private rear lawned garden with garden shed, communal drying green and ample unrestricted on-street parking to the front and surrounding streets.

- Quiet and peaceful residential location
- Bright dual-aspect second-floor flat
- Excellent storage throughout
- South-east-facing balcony
- Two spacious double bedrooms
- Modern fitted kitchen with appliances
- Private rear garden with garden shed
- Gas central heating and double glazing
- Secure entry phone system
- Ample unrestricted on-street parking
- Excellent direct bus connections to Edinburgh city centre

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

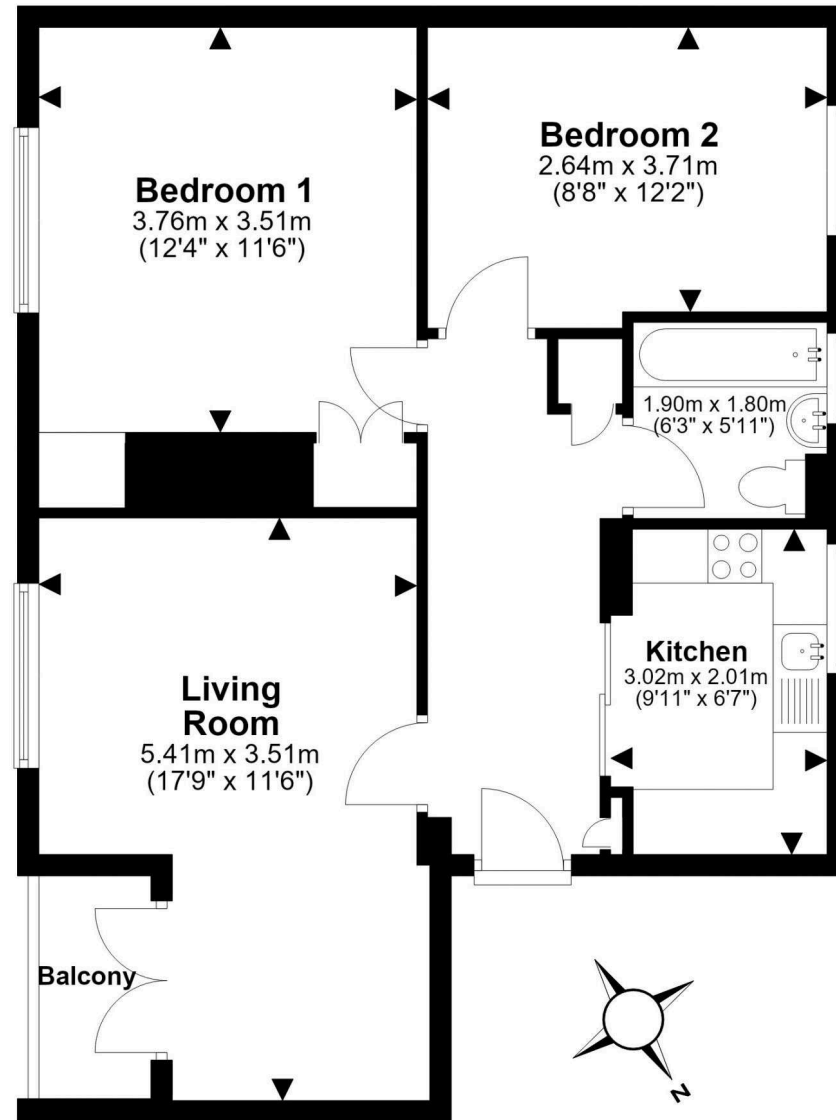


Council Tax: B, Energy Rating: D

All fixtures, fittings and kitchen appliances will be included in the sale, while other items of furniture can be included upon request. Please note the folding dining table, computer armchair and electronic equipment are excluded.

The popular Gracemount area of Edinburgh lies south of the city centre and offers a good range of local amenities, including small specialist shops serving the community, with further shopping and leisure facilities available at Cameron Toll Shopping Centre and Straiton Retail Park, both within easy reach. Everyday essentials are also conveniently close, including Tesco, Aldi and Morrisons. Schooling is well represented from nursery through to senior level, while regular public transport services provide excellent direct connections to Edinburgh city centre. The location is particularly convenient for The University of Edinburgh's King's Buildings campus, Liberton Hospital and the Royal Infirmary of Edinburgh, making the property well suited to university staff, students and healthcare professionals. The main commuting routes, including the M8 and M9, are also readily accessible.





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.