





Welcome

Welcome to Gracemount Drive, situated within the popular residential area of Gracemount, this well-proportioned two-bedroom ground floor flat offers an excellent opportunity for a wide range of buyers. The property benefits from private gardens to both the front and rear, providing valuable outdoor space that is particularly appealing for homeowners. Gracemount is a popular residential district situated to the south of Edinburgh, offering a good range of local amenities together with convenient transport links into the city centre and surrounding areas. There are excellent recreational facilities nearby, while the Pentland Hills are also within easy reach. We would recommend an early viewing.

- Reception hallway
- Livingroom, front facing
- Fitted kitchen with white goods included
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Electric heating
- Double glazing
- Secure entry system
- Private gardens to the front and rear
- On street parking available





Gracemount

The property is situated within the popular residential district of Gracemount, lying to the south of Edinburgh. The area is well served by a range of local amenities, including convenience stores, supermarkets, schools, cafés and other everyday services, with further shopping and leisure facilities available nearby at Straiton Retail Park and Cameron Toll. Excellent public transport links provide regular services into Edinburgh city centre and surrounding areas, while the City Bypass is easily accessible, offering convenient connections to Edinburgh Airport, the wider motorway network and East Lothian. The area also benefits from a wealth of recreational opportunities, with local parks, green spaces and the scenic Pentland Hills all within easy reach.

Extras

All contents are included in the sale.



Get in touch

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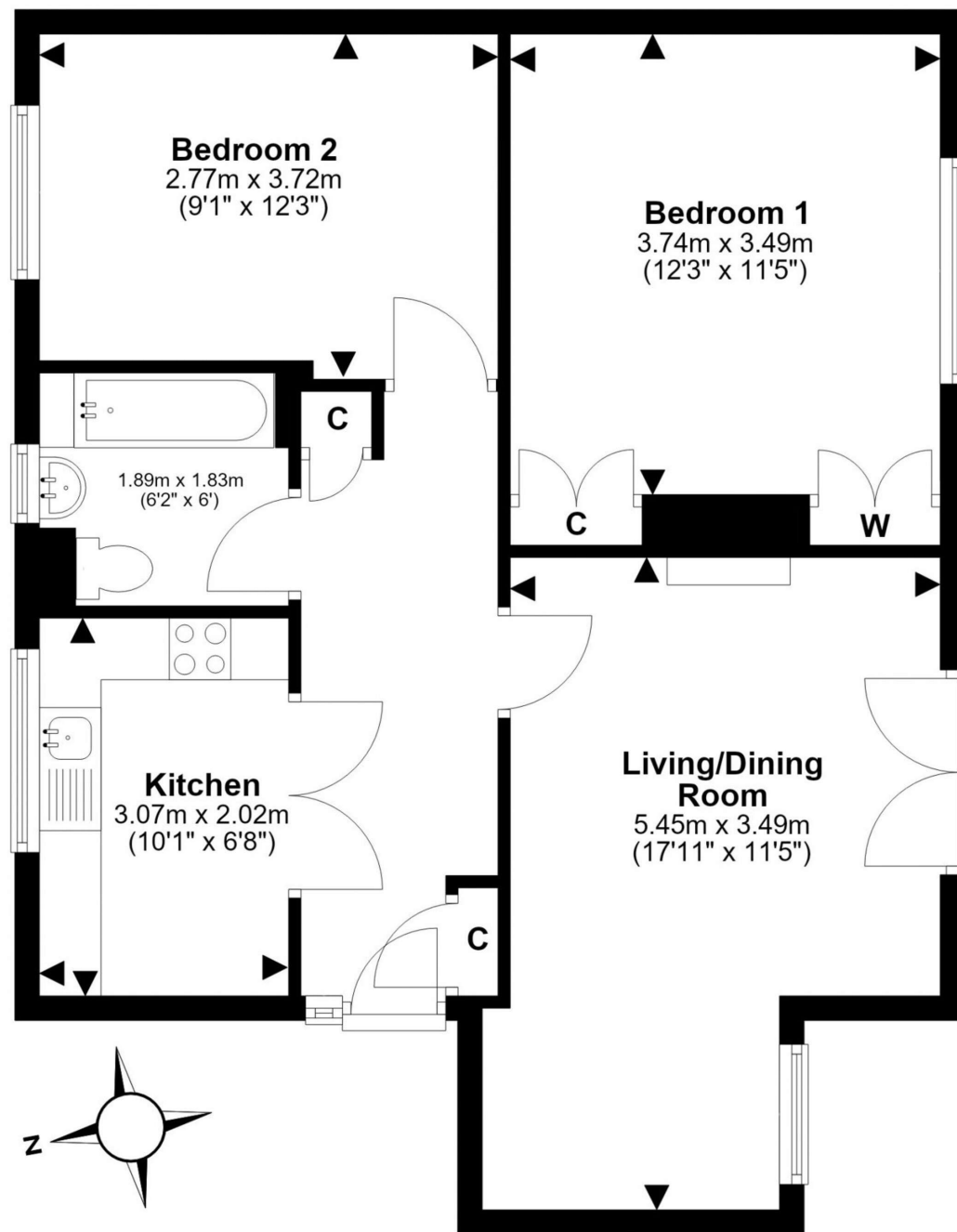
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.