



Bright and spacious Top floor, one bedroom flat

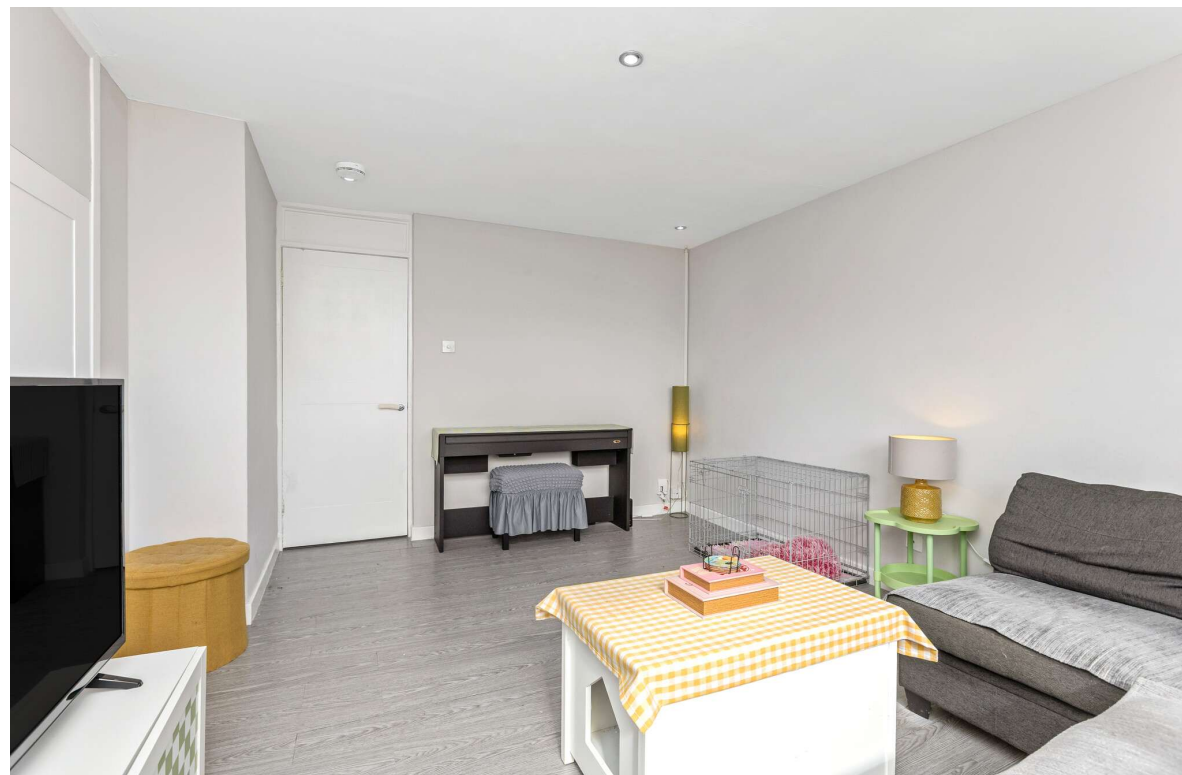


A bright and spacious top-floor one-bedroom flat, quietly positioned within the popular residential area of Gracemount. Offering lovely views over the communal green, excellent storage and a private balcony, this attractive home would make an excellent choice for a first-time buyer, single professional or investor. The property is conveniently located close to a range of local amenities and transport links. The property is accessed via a communal entrance and stairway. The welcoming hallway provides excellent storage, with four useful cupboards, including two particularly deep cupboards. The bright and comfortable lounge enjoys a lovely outlook across the communal green and benefits from direct access to the private balcony. A further storage cupboard adds to the practicality of this living room. The balcony is a particularly appealing feature of the property, having been laid with artificial grass and providing a pleasant outdoor space. The modern dining kitchen is fitted with a range of contemporary units and appliances, together with space for a dining table and chairs. The room also enjoys a pleasant outlook. The well-proportioned double bedroom is bright and airy and has a useful cupboard providing additional storage. The bathroom is fitted with a bath and overhead rain shower, vanity unit, inset shelving, attractive wet walling and a stylish ladder-style radiator. A window provides natural light and ventilation. Further benefits include a floored attic, providing valuable additional storage space, together with a private store located on the communal stair landing. Residents also have access to parking to both the front and rear, while the property enjoys the benefit of a large communal green.

Key Features

- Communal entrance
- Hallway with excellent storage
- Lounge with balcony
- Dining kitchen
- Double bedroom
- Bathroom
- Double glazing
- Gas central heating
- Communal green
- Residents parking

Factored by Home Group, approx. £106 per month



Gracemount

Gracemount offers an excellent selection of local shops on Captains Road including a Tesco and Scotmid Store, both of which are within walking distance of the house. A Morrisons Superstore is located close by on Gilmerton Road, and Cameron Toll Shopping Centre and Straiton Retail Park are also within easy reach. The area is well served by sporting and leisure amenities available at Gracemount Leisure Centre. The Royal Infirmary of Edinburgh is also within close proximity. Edinburgh city centre is approximately four miles north with regular public transport serving the area. The city bypass is easily accessible being approximately two miles to the south. Good schooling in both the state and private sectors is easily accessible.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, dishwasher, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

A

Home Report Valuation

£130,000

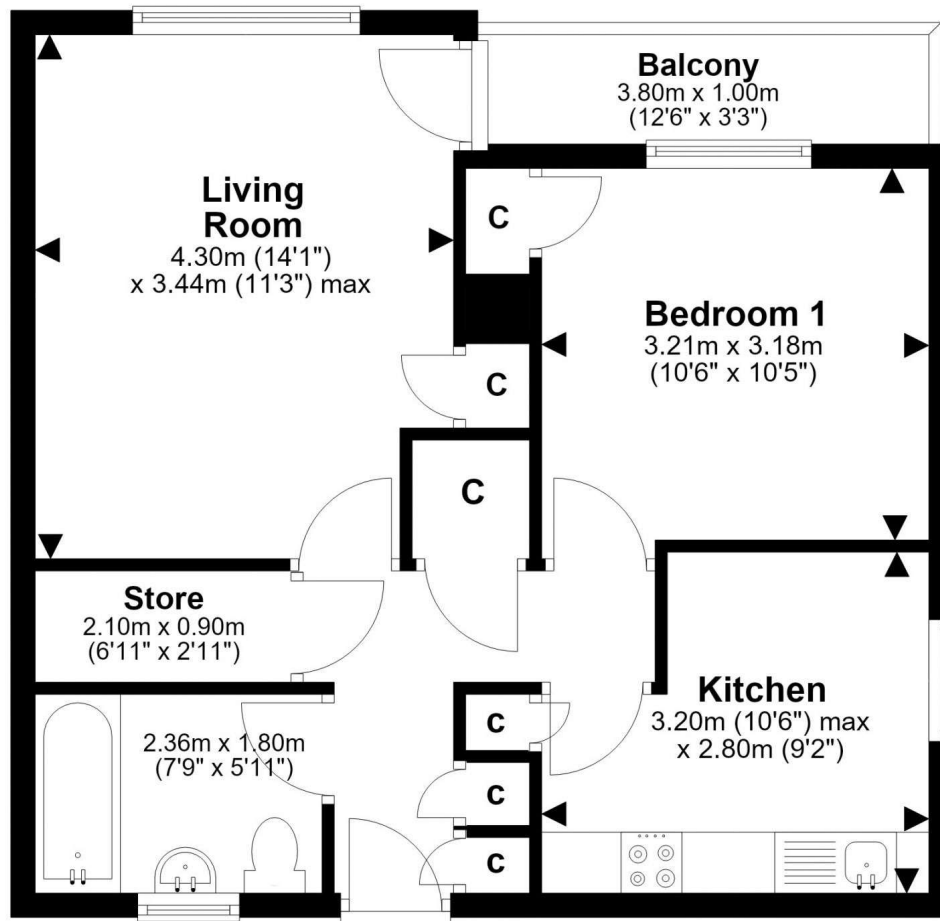
EPC Rating

C

Tenure

Freehold





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.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk



Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191



Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.