

COULTERS[©]

1/6 SOUTHOUSE PLACE

EDINBURGH, EH17 8FR

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated on the second floor, this generously proportioned two-bedroom flat offers bright and spacious accommodation, enhanced by a private south-west facing balcony which provides an ideal spot to enjoy the sun throughout the day.

The welcoming sitting room is flooded with natural light and enjoys direct access to the balcony, creating a seamless connection between the indoor and outdoor space.

KEY FEATURES



Extremely bright and spacious second floor flat.



Two generous double bedrooms.



South-west facing private balcony.



Residents and on street parking.



Excellent transport links nearby.



Within a short drive of Straiton Retail Park.



EPC Rating - C



Council Tax Band - A





Leading from here, the generous kitchen offers an excellent range of fitted cabinets, ample worktop space and plenty of room for everyday cooking and dining. There are two spacious double bedrooms, both well-proportioned, with the principal bedroom benefiting from two built-in wardrobes providing excellent storage. A well-appointed bathroom and additional storage complete the internal accommodation.

Externally, residents benefit from both residents' and on-street parking, together with access to shared garden grounds. Offering bright, spacious accommodation and excellent outdoor space, this is a fantastic opportunity for a wide range of buyers.





THE LOCAL AREA

Gracemount is a well-established residential suburb positioned to the south of Edinburgh's city centre, offering a strong sense of community alongside a convenient range of local amenities. Everyday shopping needs are well catered for with local convenience stores, takeaways and services nearby, while a Morrisons supermarket at Gilmerton and further retail options at Cameron Toll Shopping Centre provide more extensive facilities. A wider selection of supermarkets, cafés, restaurants and independent retailers can be found in neighbouring Morningside and Straiton Retail Park.

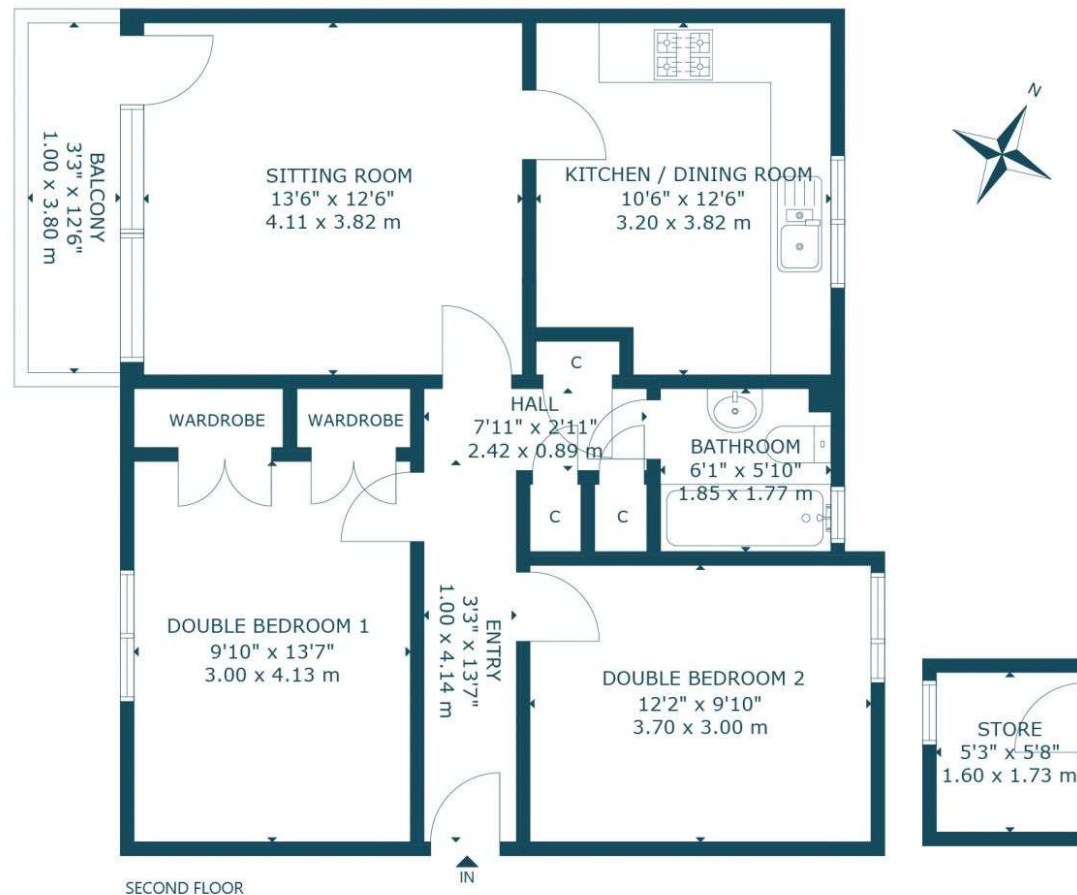
The area is well served by schooling at nursery, primary and secondary level. For outdoor enthusiasts, Gracemount benefits from excellent access to green space, including the nearby Braid and Pentland Hills, offering scenic walking and cycling routes. Local parks, Liberton Golf Club and other leisure facilities are within easy reach. Regular bus services operate to and from the city centre and surrounding areas, making commuting straightforward. The Edinburgh City Bypass is also easily accessible, linking to the wider motorway network across central Scotland and providing convenient access to Edinburgh International Airport.



EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.





SECOND FLOOR

1 - 6 SOUTHOUSE PLACE, GREENBANK, EDINBURGH, EH17 8FR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 734 SQ FT / 61 SQ M
 STORE 30 SQ FT / 3 SQ M, BALCONY 41 SQ FT / 4 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.