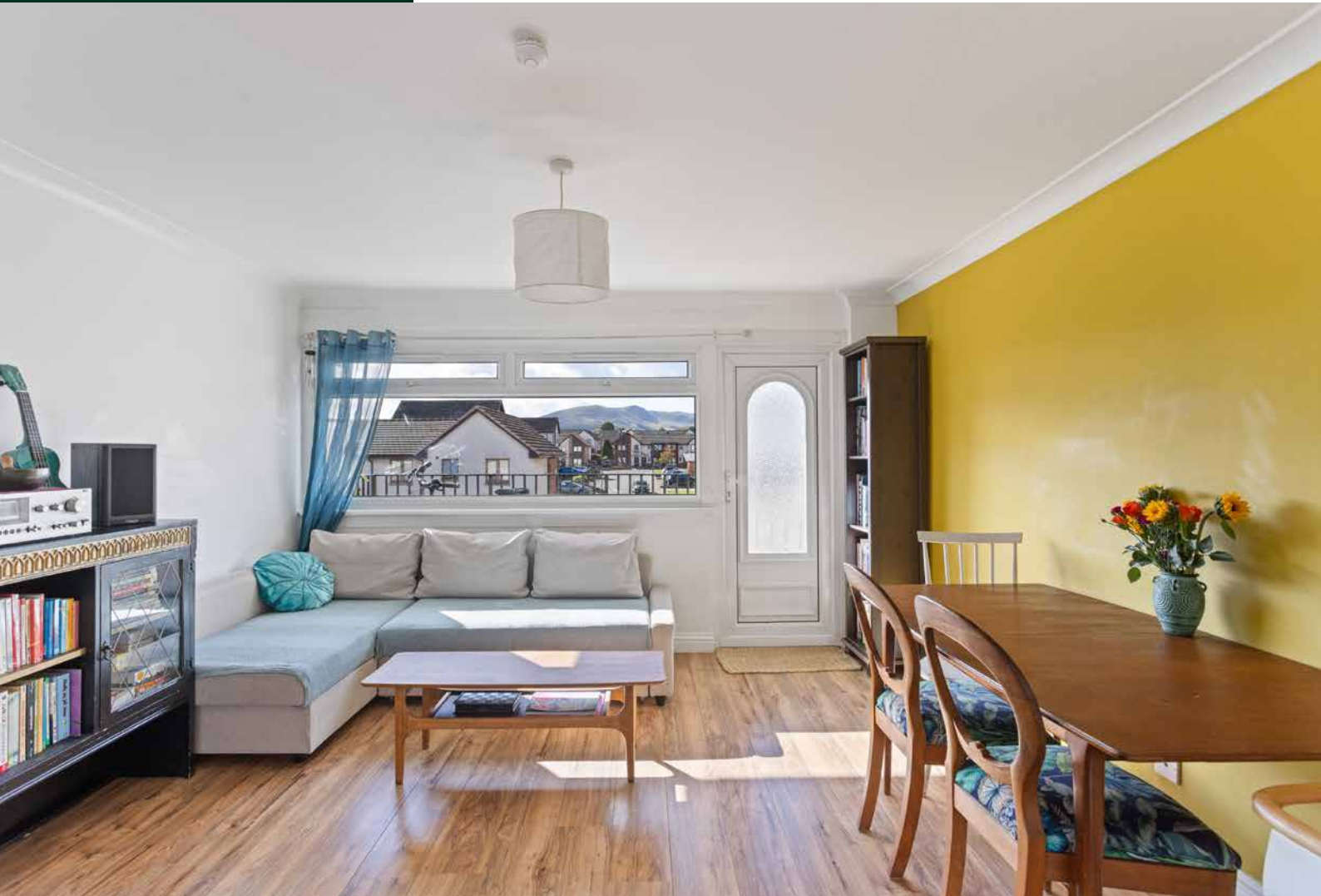


Flat 5, 49 Southhouse Cres

EDINBURGH, EH17 8BT



*Spacious three-bedroom flat with
balcony and fantastic views*



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Set within a well-established residential area of Southhouse, this generously proportioned three-bedroom flat offers spacious accommodation, excellent bedroom sizes and a private balcony with fantastic views.

THE LIVING ROOM



The property is accessed via a welcoming and well-maintained communal stairway and offers all accommodation conveniently arranged on one level. The bright and spacious living room provides an excellent space for relaxing and entertaining.

THE KITCHEN



The modern kitchen is well equipped and offers a practical setting for everyday living.



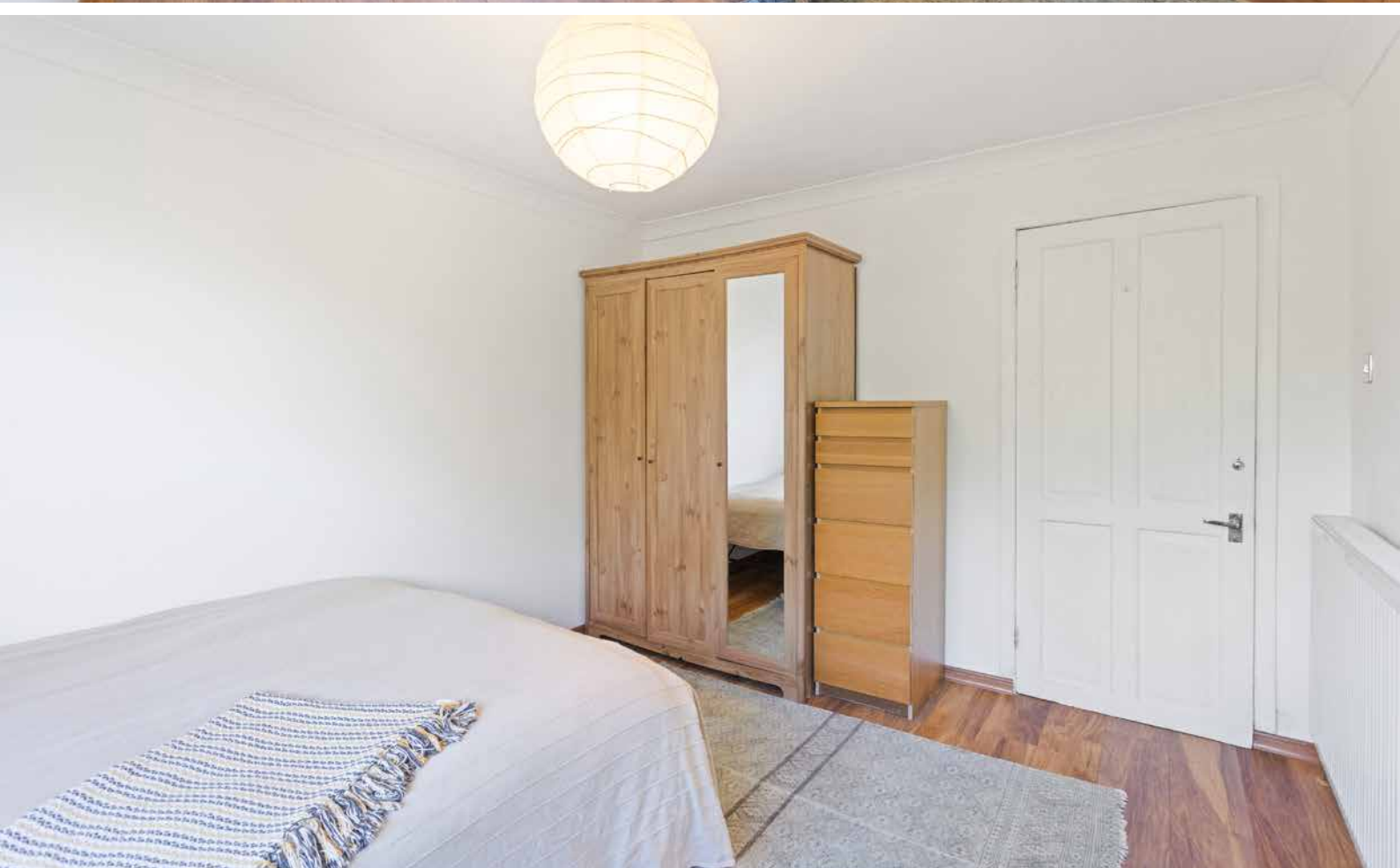


There are three generous double bedrooms, providing excellent flexibility for families, couples or those looking for additional space for guests or working from home. The property is well presented throughout and has been well maintained, offering a comfortable home ready for its new owner to move straight into.

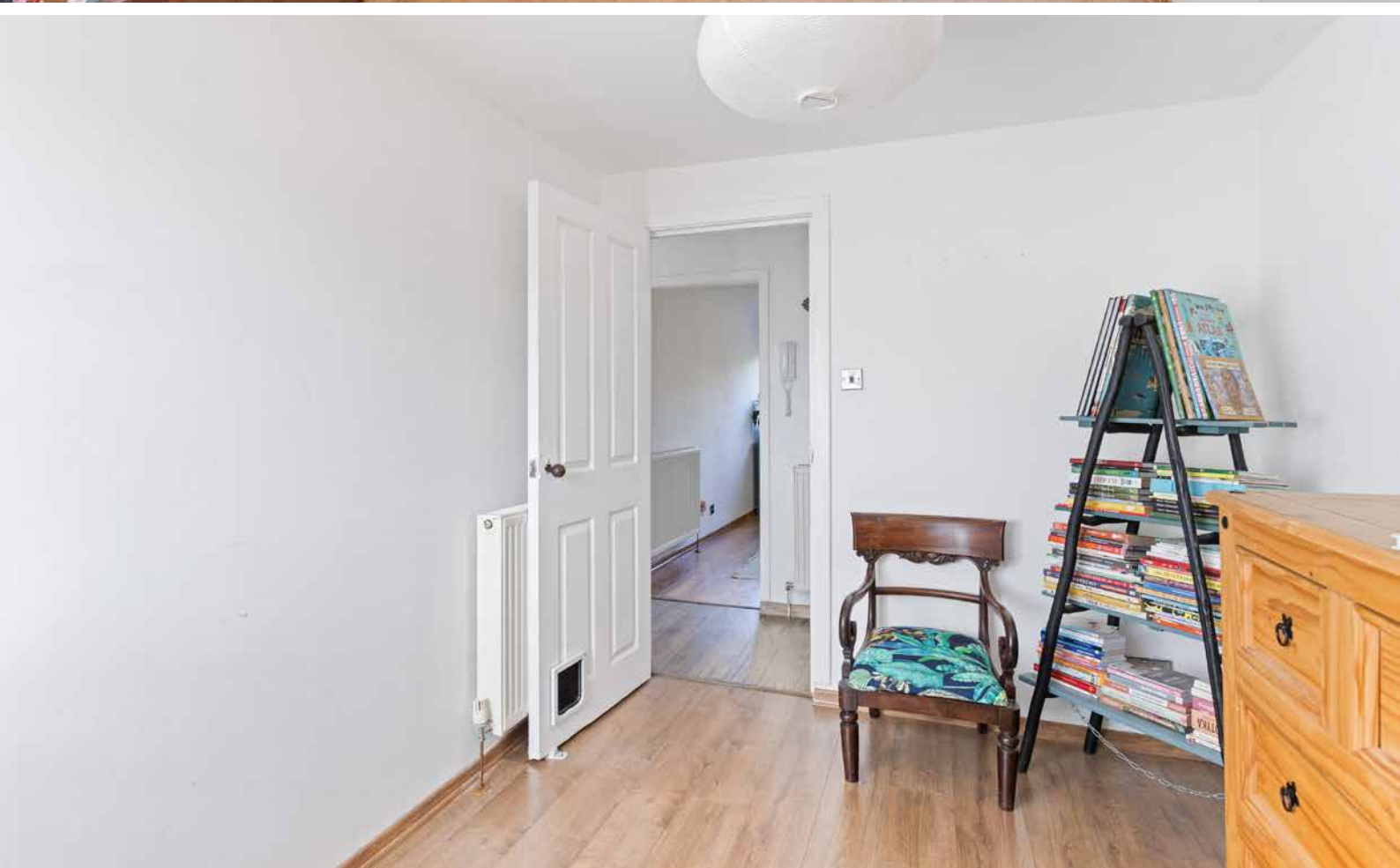
THE BATHROOM



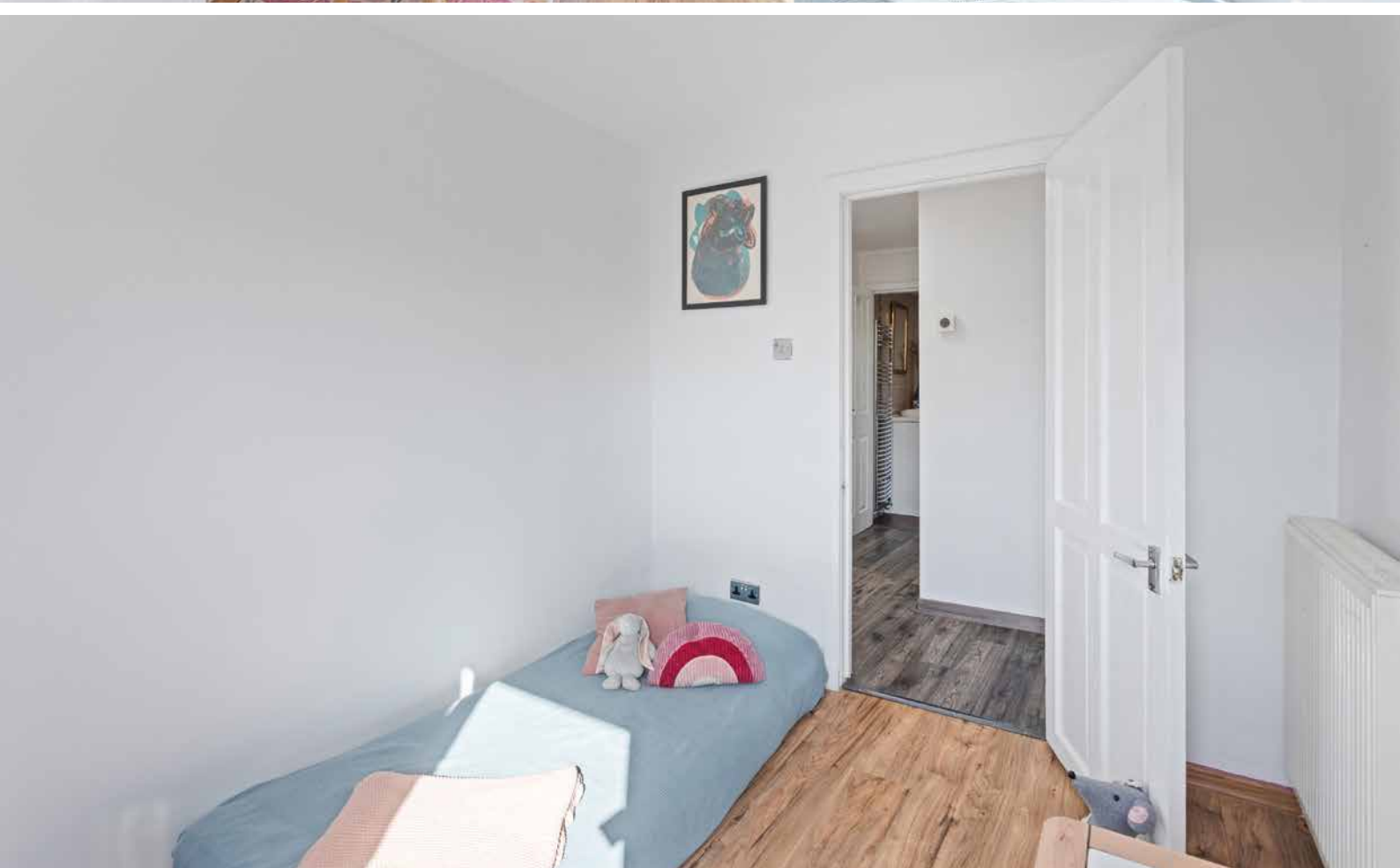
BEDROOM 1



BEDROOM 2



BEDROOM 3



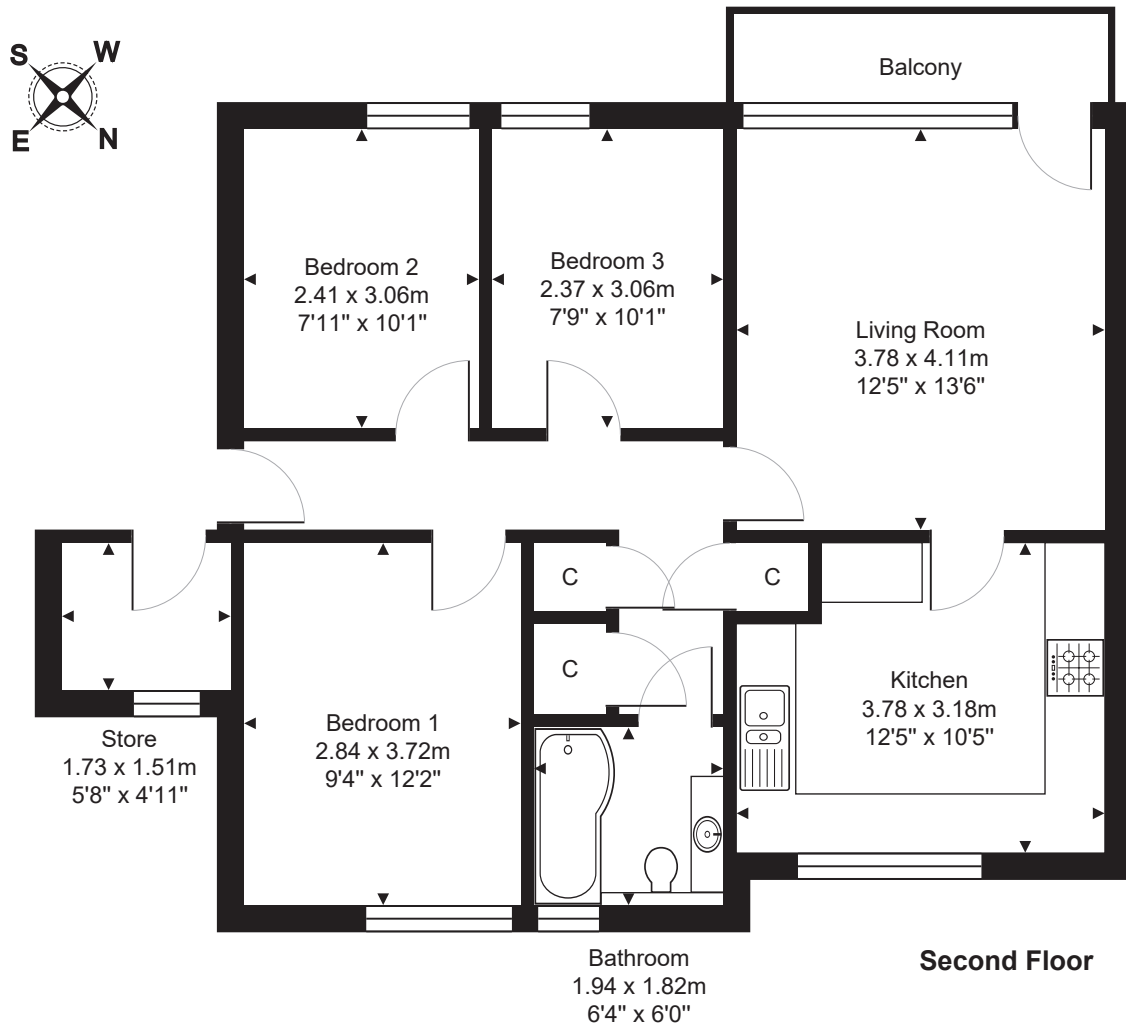
A particular highlight is the balcony, which enjoys fantastic views and provides a lovely outdoor space to sit and enjoy the surrounding outlook. The property further benefits from a well-kept communal garden, providing pleasant shared outdoor space for residents to enjoy. There is also ample non-allocated parking available, offering excellent convenience for residents and visitors.

This is an excellent opportunity to acquire a spacious and well-presented three-bedroom flat with generous accommodation, attractive communal grounds and fantastic views. Early viewing is highly recommended.

EXTERNALS

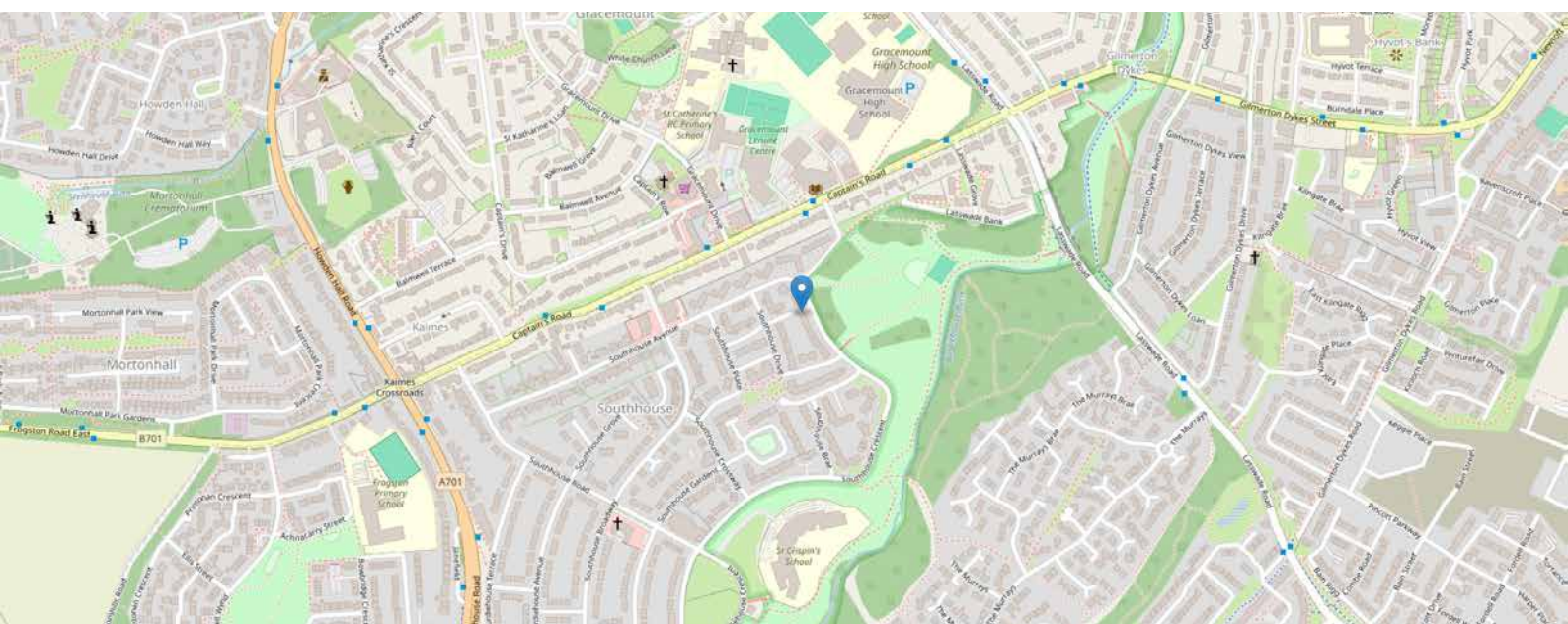


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 65m² | EPC Rating: C



THE LOCATION

Gracemount is a popular and well-established residential area situated to the south of Edinburgh city centre, offering an excellent balance of suburban living and convenient access to the capital. The area is particularly popular with families and professionals due to its wide range of local amenities, schooling options, and excellent transport links.





Residents benefit from a variety of nearby shops, supermarkets, cafés, and leisure facilities, while larger retail and dining options can be found at nearby Cameron Toll Shopping Centre and Straiton Retail Park. The area is also well placed for access to open green spaces including The Braid Hills and Blackford Hill, ideal for outdoor recreation and scenic walks.

Gracemount is well connected by regular public transport services providing easy access into Edinburgh city centre and surrounding areas, while the nearby City Bypass offers convenient links to the motorway network, Edinburgh Airport, and beyond.



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Part
Exchange
Available



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