

71/1 Gracemount Avenue, Gracemount EH16 6SR







A well proportioned ground floor flat which benefits from a private front garden, external store cupboard, and gas central heating

2 Bed | 1 Bath | 1 Reception

A well proportioned ground floor flat which benefits from a private front garden and external store cupboard, situated within the established residential area of Gracemount. The property benefits from gas central heating and, although now requires modernisation and upgrading, offers the opportunity for a new owner to create a stylish home. In brief the accommodation comprises; hall with storage cupboard, sitting room with large window to the front and two built in cupboards, separate kitchen with window to the rear, two double bedrooms with built in wardrobes, and bathroom with shower over the bath.

Please note that no warranty will be given for the systems and appliances – they are sold as seen.

Features

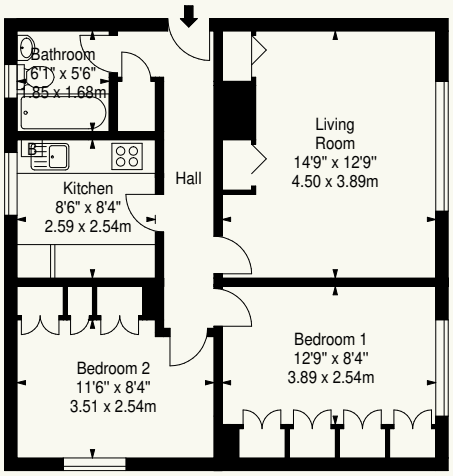
- Sitting room
- Separate kitchen
- Two double bedrooms
- Bathroom
- Private from garden
- Gas central heating
- Private external store cupboard
- Communal drying green
- On street parking
- EPC Rating C

Offers Over £130,000

Gracemount Avenue,
Edinburgh,
Midlothian, EH16 6SR

SquareFoot

Approx. Gross Internal Area
638 Sq Ft - 59.27 Sq M
For identification only. Not to scale.
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Ground Floor







Pleasantly located within the popular residential area of Gracemount. The local area offers convenience shopping with the Straiton Retail Park and Cameron Toll Shopping Centre only a short drive away providing major retail outlets. There is also a good range of local shops and services within easy walking distance. Schools both primary and secondary are within easy reach and excellent local recreational facilities in the vicinity include golf courses and a nearby Leisure Centre with gym and swimming pool. The property is also well situated for access to the Edinburgh Royal Infirmary. A frequent public transport service operates nearby to the City Centre and the City Bypass is easily accessible linking with major motorway networks.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.