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101 Gracemount Avenue

Edinburgh EH16 6ST

1	3	1	EPC C	FREEHOLD

Description

Set within an established residential area, 101 Gracemount Avenue is an exceptional three-bedroom mid-terraced home that has been thoughtfully upgraded and beautifully styled to create a contemporary living environment. Boasting immaculate interiors, a superb open-plan living and dining space, a sleek modern kitchen and beautifully landscaped outdoor areas, this impressive property offers the perfect blend of style, comfort and practicality for modern family living.

The heart of the home is undoubtedly the stunning open-plan lounge and dining area, where a sophisticated neutral colour palette, attractive wood-effect flooring and carefully considered finishes create a wonderfully inviting atmosphere. A striking feature fireplace with a substantial timber mantel provides a cosy focal point, complemented by a decorative floor-to-ceiling log display that adds warmth and character. The spacious lounge flows effortlessly into the dining area, where an abundance of natural light filters through the rear glazing, creating a bright and airy setting for everyday living and entertaining.

The contemporary kitchen is equally impressive, featuring sleek high-gloss cabinetry, contrasting worktops and a range of integrated appliances. A stylish breakfast peninsula with feature panelling and pendant lighting provides an informal dining space, while the thoughtfully designed layout offers excellent storage and preparation areas. Finished to a high standard, this beautiful kitchen combines modern aesthetics with everyday functionality.

The property offers three bedrooms, each providing flexible accommodation to suit a variety of needs. The principal bedroom is a peaceful and elegant retreat, beautifully decorated in soft neutral tones with a contemporary upholstered bed and attractive window shutters. The additional bedrooms offer excellent versatility, with one currently arranged as a charming children's bedroom featuring bespoke-style raised sleeping accommodation. A further room with dedicated study area incorporates a cleverly designed staircase leading to an attractive attic-level space, complete with roof windows and useful storage.

Externally, the property continues to impress. To the front, a generous monoblock driveway provides convenient off-street parking, complemented by a modern entrance door and attractive planting. The private rear garden has been thoughtfully landscaped to provide a wonderful extension of the living accommodation. A well-maintained lawn offers space for children and outdoor activities, while a stylish covered decking area creates an ideal setting for alfresco dining and entertaining. A further sheltered seating area, contemporary garden storage and established planting complete this delightful outdoor retreat.

With its stylish presentation, flexible accommodation and excellent indoor and outdoor living spaces, 101 Gracemount Avenue represents a fantastic opportunity to acquire a truly welcoming home, perfectly suited to families, professionals and those seeking contemporary living in a convenient Edinburgh location.

Location

Gracemount is a popular and well-established residential area to the south of Edinburgh, offering a convenient setting for families and professionals alike. The neighbourhood benefits from a range of local shops, supermarkets, schools and everyday amenities, while nearby green spaces provide opportunities for outdoor recreation.

The area is well served by public transport links, providing access to Edinburgh city centre and surrounding districts. The City Bypass is also readily accessible, offering convenient connections to the wider motorway network and beyond.

Combining the convenience of city living with the appeal of an established residential community, Gracemount provides an excellent location from which to enjoy all that Edinburgh has to offer.

Extras

All fitted floor coverings. It should be noted that no warranties or guarantees will be given for systems (this wording is optional, client to confirm).

Key Features

- Beautifully presented three-bedroom mid-terraced home
- Stylish open-plan lounge and dining area
- Contemporary feature fireplace with decorative log wall
- Modern high-gloss kitchen with breakfast peninsula
- Elegant principal bedroom with plantation-style shutters
- Versatile additional bedrooms with clever space-saving features
- Attractive attic-level space with roof windows
- Contemporary décor and wood-effect flooring
- Gas Central Heating & Double Glazing
- EPC rating - C
- Council Tax Band – C
- Tenure - Freehold

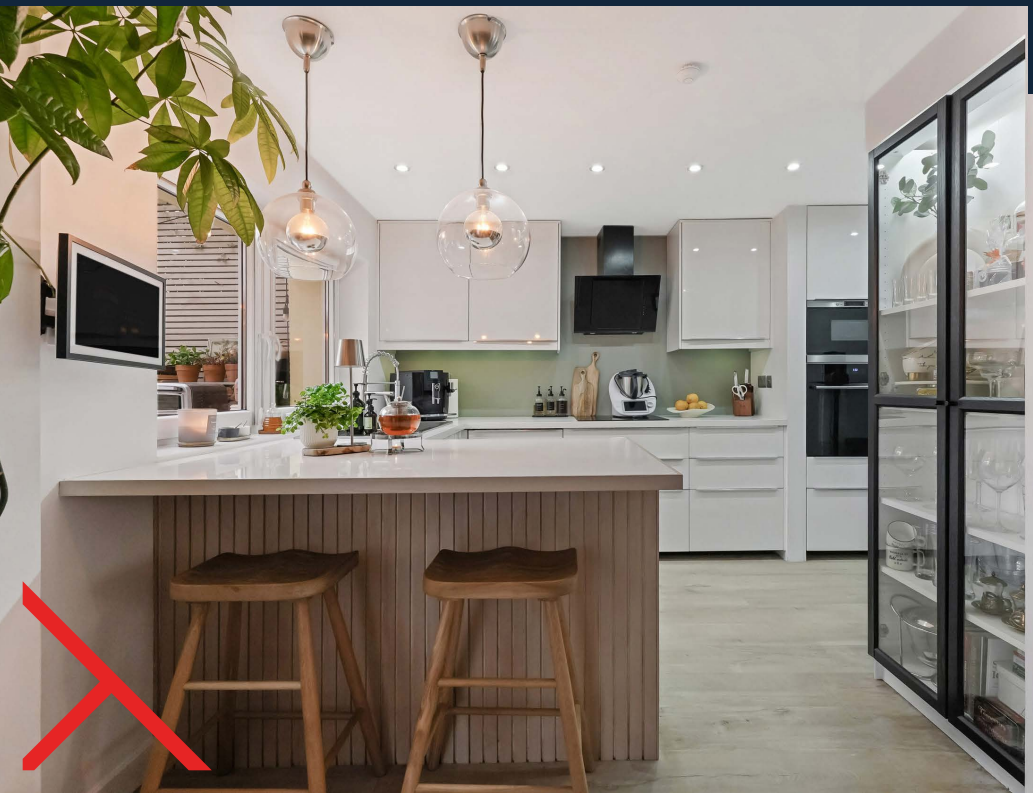












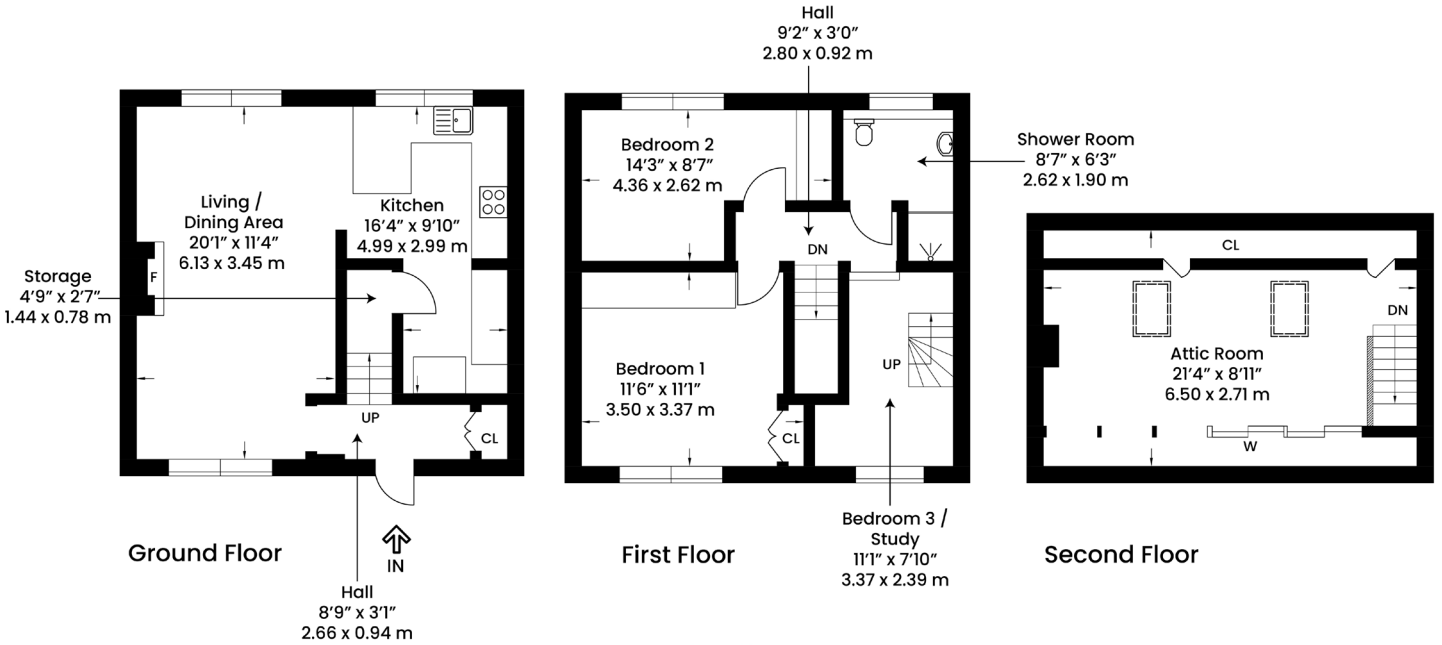












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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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