



lindsays

62 Captains Drive
Edinburgh, EH16 6QG

"Spacious & well presented 4 bedroom terraced house"

- Spacious and well-presented family home
- Good transport links
- Bright, dual aspect sitting and dining room
- Well-equipped kitchen
- Four bedrooms
- Modern bathroom
- Gas central heating
- Double glazing
- Off-street parking
- Private gardens

EPC Rating D

FIXED PRICE £250,000



Description

A spacious and well-presented four bedroom terraced house, quietly positioned in Gracemount. The property – which is in excellent decorative order throughout – lies to the south of the city centre and enjoys good transport links to the city centre and easy access to the city bypass. A vestibule with store cupboard gives access to the hallway and ground floor accommodation which comprises a bright, dual aspect sitting and dining room, well-equipped kitchen and the fourth bedroom. The kitchen benefits from a range of base and wall mounted white units and a door gives direct access to the enclosed rear garden. Upstairs are three further double bedrooms and a contemporary family bathroom. Externally the property has a driveway for off-street parking as well as gardens to the front, side and rear. The property is fully double glazed and has gas central heating.

Area

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 Liberton Hospital and 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.

Viewing

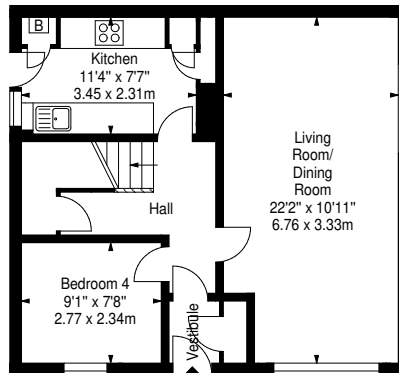
by appointment contact Lindsays on 0131 229 4040



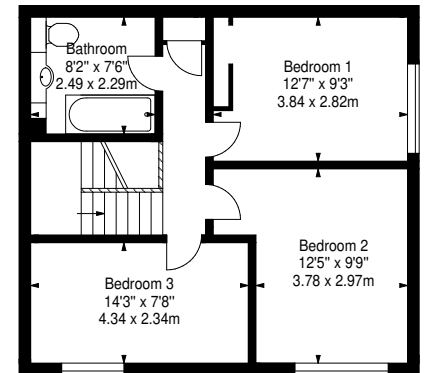
Captains Drive,
Edinburgh,
Midlothian, EH16 6QG



Approx. Gross Internal Area
1080 Sq Ft - 100.33 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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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.