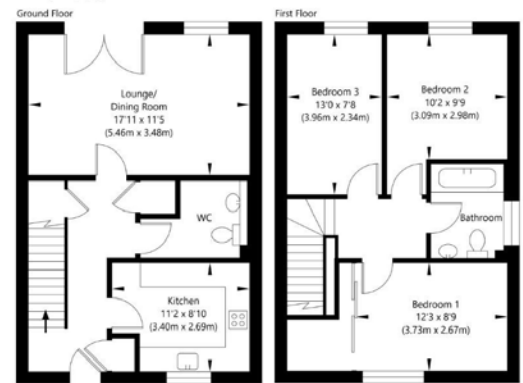


Approx. Gross Internal Area of Main Residence  
90.38 Sq M / 973 Sq Ft.  
Not to scale. For identification only.  
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## 2A GRACEMOUNT PLACE EDINBURGH EH16 6EH

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NEWLY BUILT SEMI-DETACHED VILLA WITH  
MONOBLOCKED DOUBLE DRIVE-IN TO THE FRONT AND  
PRIVATE REAR GARDEN, CLOSE TO ALL AMENITIES AND  
WITH ACCESS TO GOOD TRANSPORT LINKS INCLUDING THE  
CITY BYPASS.

- HALL
- LOUNGE/DINING ROOM
- KITCHEN
- WC
- UPPER LANDING
- THREE BEDROOMS
- BATHROOM
- AIR SOURCED HEAT PUMP HEATING AND HOT WATER
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- DOUBLE DRIVE-IN
- WIRING FOR CAR CHARGING POINT
- TEN YEAR STRUCTURAL WARRANTY

## DESCRIPTION

Somerville and Russell are delighted to present to the market this newly built semi-detached villa offered to the market in walk-in condition. The accommodation comprises an entrance hall with two storage cupboards, leading to a superb modern kitchen, with a window to the front of the property and an excellent range of base and wall units with complementary work surfaces and matching upstand and the hob, oven, extractor hood are included in the sale. There is a large WC compartment on the ground floor, with a window to the side and to the rear is a beautifully proportioned lounge/dining room with a window and French doors to the rear garden. Upstairs the landing provides access to three bedrooms, one with generous fitted wardrobes. To complete the accommodation is a stunning modern bathroom with a three-piece white suite with a shower over the bath with shower screen, extensive wall tiling, a fitted vanity unit and a heated towel rail. The property has double glazing and heating and hot water are provided by an air sourced heat pump. There is an attractive private garden to the rear and a monoblocked double drive-in to the front together with wiring for a car charging point. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

## LOCATION

Gracemount is a popular residential area, close to Gilmerton and Liberton, with excellent local amenities and is ideal for commuters with easy access to the City Bypass, A7, A68 and A1 and links to the M8 and M9 motorways. There is a regular public transport service to the city centre and neighbouring areas. Shopping is superb with some local shops and supermarkets and additional facilities at Cameron Toll Shopping Centre, Fort Kinnaird Retail Park, Asda Hypermarket at The Jewel and Straiton Retail Park, all within easy reach. Schooling is available in the area at all levels. Recreational facilities include the Pentland Hills and Hillend Ski Centre and there are numerous golf courses, beautiful countryside walks, Gracemount Leisure Centre and various private health clubs. The property is also well placed for access to the Edinburgh Royal Infirmary.

## PARKING

The property has a mono-blocked double drive-in.

## EXTRAS

The carpets and flooring, hob, oven and extractor hood are included in the sale.

