

# 87 St. Katharine's Crescent

GRACEMOUNT, EDINBURGH, EH16 6PZ



*Stylish three-bedroom family living in sought-after Gracemount, featuring a, private driveway for two cars, solar panels and a stunning landscaped garden with decking*



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McEwan Fraser Legal is delighted to introduce this well-presented three-bedroom terraced villa, perfectly situated within the popular and well-connected residential area of Gracemount. Offering a superb balance of stylish internal accommodation and truly exceptional outdoor space, this property represents an ideal opportunity for growing families, first-time buyers, or those looking for a sophisticated home in the capital. The property is positioned behind a private driveway, providing convenient off-street parking for two vehicles.

# THE LIVING ROOM



Upon entering, a welcoming hallway leads into the heart of the home: a spacious and light-filled lounge. This inviting public room offers a versatile layout for various furniture configurations and flows naturally through to the rear-facing kitchen.

# THE KITCHEN & UTILITY



The kitchen itself is fitted with a range of floor-mounted units and features a practical pantry cupboard. Integrated appliances include a four-ring gas hob with an electric oven and grill, complemented by a dedicated utility area that houses the fridge/freezer and the gas combi boiler.





The upper level is accessed via a carpeted staircase leading to a bright landing with convenient loft access. There are three well-proportioned bedrooms, with the third bedroom benefiting from a handy over-stairs storage cupboard. The internal accommodation is completed by a crisp, modern family bathroom featuring a white three-piece suite, including a bath with a mains-powered shower and a sleek glass screen. Comfort and efficiency are ensured year-round through gas central heating, double glazing, and solar panels.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

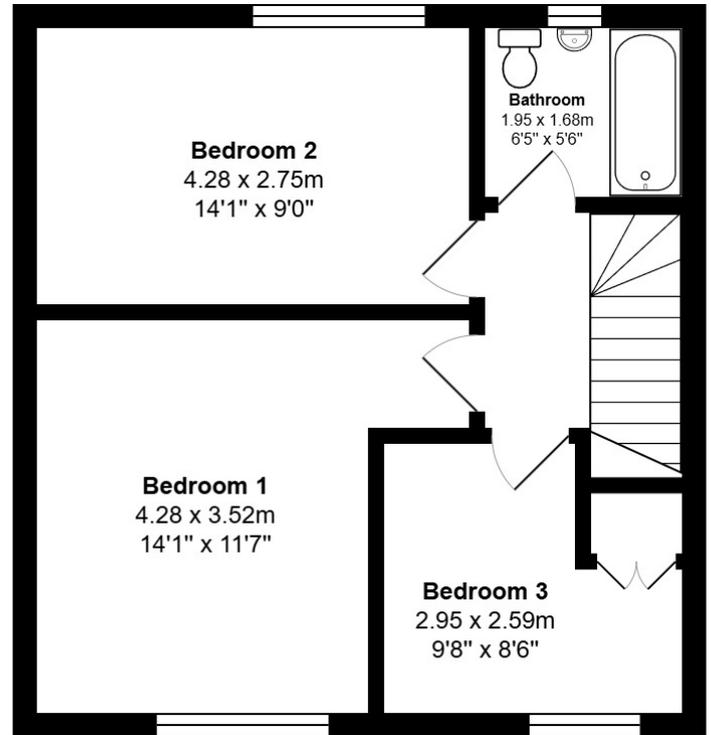
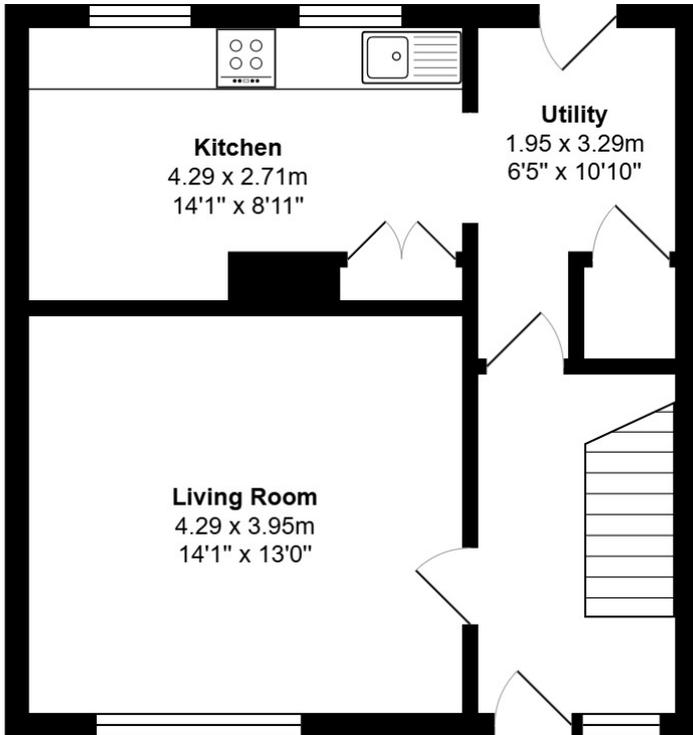


The “pièce de résistance” is undoubtedly the expansive rear garden, which has been thoughtfully landscaped to create the ultimate outdoor retreat. A large feature decked area provides the perfect stage for alfresco dining and summer entertaining, overlooking a child-safe Astroturf lawn that offers greenery without the maintenance.

# EXTERNALS

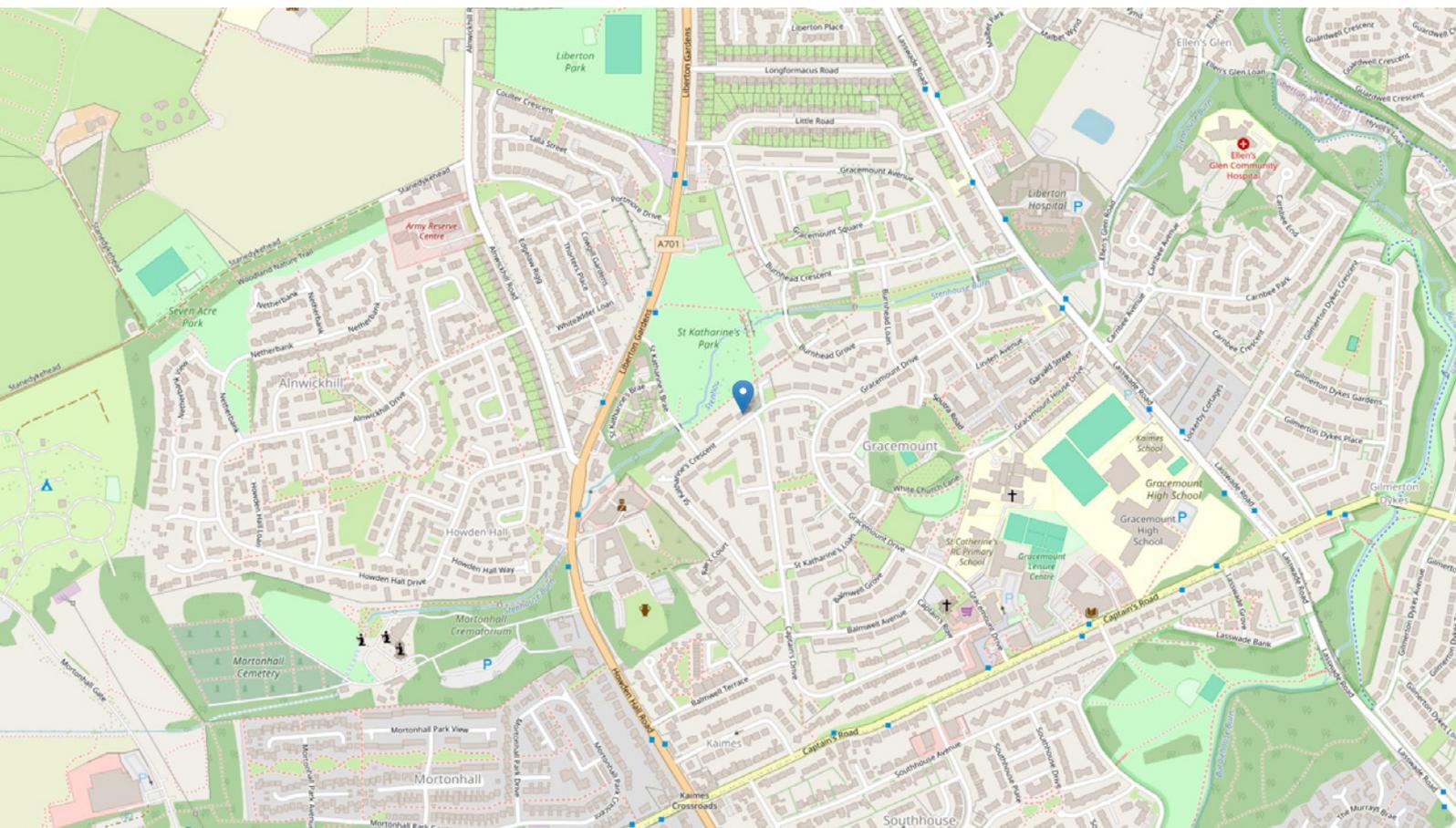


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Nestled in the established residential suburb of Gracemount, St. Katharine's Crescent offers a perfect balance of suburban tranquillity and city convenience. Located approximately three miles south of Edinburgh's historic city centre, this area is a firm favourite for families and professionals alike, thanks to its exceptional local infrastructure and proximity to the city's main arterial routes. The property is ideally situated for families, sitting within the immediate catchment area for both Gracemount Primary School and St. Catherine's RC Primary School, both of which are within comfortable walking distance. For older children, the nearby Gracemount High School provides easy educational continuity within the local community, making the morning school run remarkably straightforward.





Commuting from St. Katharine's Crescent is effortless, with frequent bus services operating from nearby Lasswade Road and Captain's Road, offering direct and reliable links into the heart of the city and beyond. For those who travel by car, the Edinburgh City Bypass (A720) is just a short drive away, providing a gateway to the M8, M9, and Edinburgh International Airport, as well as the major employment hubs at the Royal Infirmary of Edinburgh and the University's Easter Bush Campus.

The local area is exceptionally well-served by a variety of retail and dining options. Residents can enjoy the convenience of a large Morrisons supermarket on Gilmerton Road for daily essentials, while more extensive shopping trips are catered for by the nearby Cameron Toll Shopping Centre and the bustling Straiton Retail Park, which hosts a wide array of high-street brands, including IKEA, Costco, and Marks & Spencer.

For those who enjoy an active lifestyle, the surrounding green spaces are a significant draw. The Gracemount Leisure Centre provides a local hub for swimming and fitness, while the scenic trails of Burdiehouse Burn Valley Park offer beautiful routes for walking and cycling. Furthermore, the breathtaking Braid Hills and the expansive Pentland Hills Regional Park are only a short distance away, providing some of the finest outdoor recreation and panoramic city views Edinburgh has to offer.



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