

9/6 Philip Terrace

EDINBURGH, EH16 6FJ



*Modern two-bedroom second-floor apartment in
Gracemount presented in excellent order*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this modern two-bedroom second-floor apartment in Gracemount. Internally, the property is presented in excellent order and can be said to be in 'walk-in' condition. Further benefits include a secure entry system, gas central heating, double glazing and ample parking for residents and visitors.

THE LIVING ROOM



Accommodation is focused on a spacious living room with a Juliet balcony and fantastic levels of natural light. Neutrally decorated, the living room has plenty of floor space for an incoming purchaser to create their ideal entertaining space.

THE KITCHEN



The breakfasting kitchen is adjacent to the living room and is comprised of a generous range of contemporary base and wall mounted units that offer plenty of prep and storage space. The gas hob and electric oven are integrated and space is provided for free-standing appliances.





Moving into the central hallway, which includes integrated storage, you will find two double bedrooms and a main bathroom. The master bedroom is particularly generous with plenty of space for free-standing furniture alongside integrated wardrobes. The master bedroom also benefits from an en-suite shower room, partially tiled, and complete with a white suite. The second bedroom is also a well-proportioned double with integrated wardrobes. Internal accommodation is by the main bathroom which is partially tiled and includes a three-piece white suite.

THE BATHROOM



THE MASTER BEDROOM



“

The master bedroom also benefits from an en-suite shower room, partially tiled, and complete with a white suite



BEDROOM 2



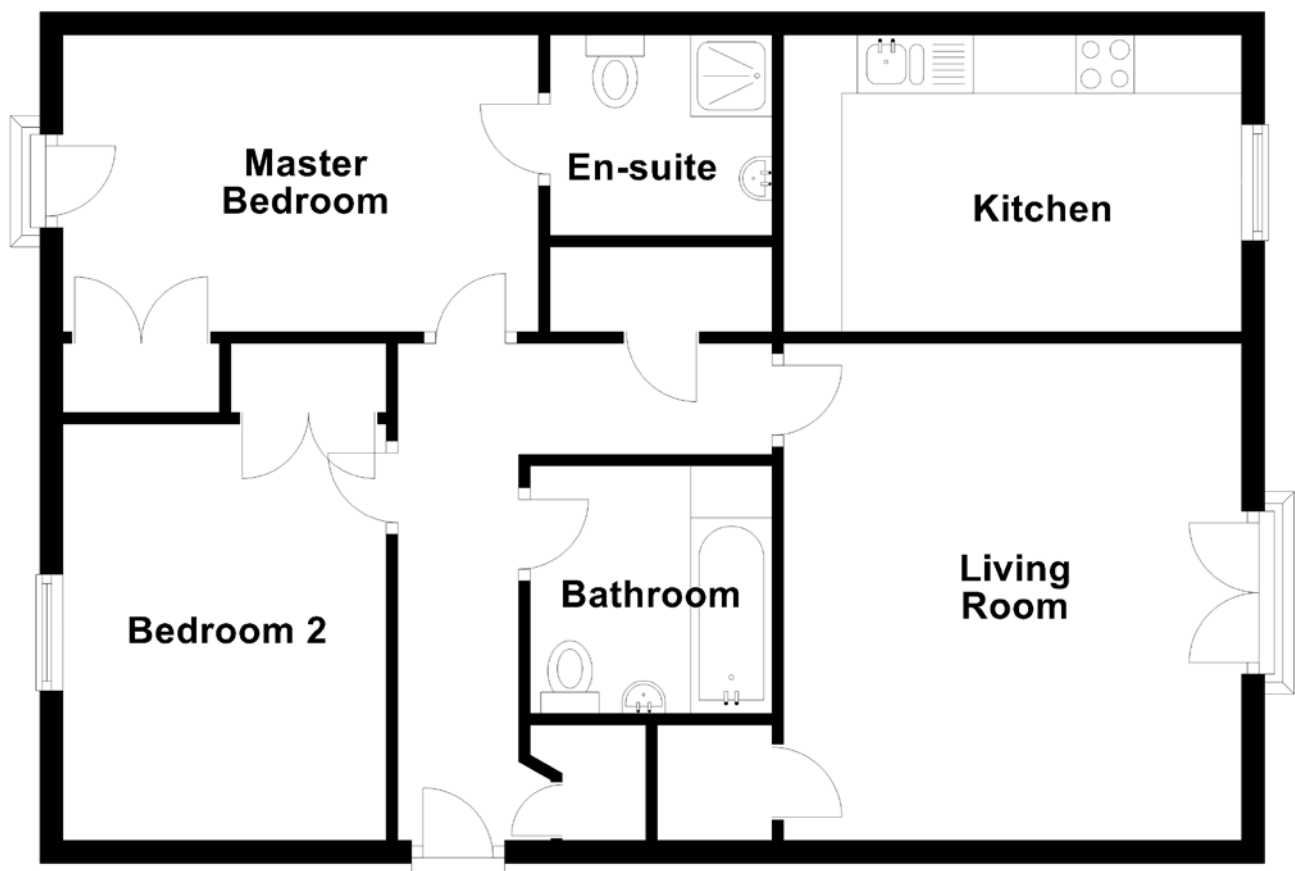
Viewing is highly recommended to appreciate the proportions on offer in this fantastic apartment.

The property is offered to the market chain free.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

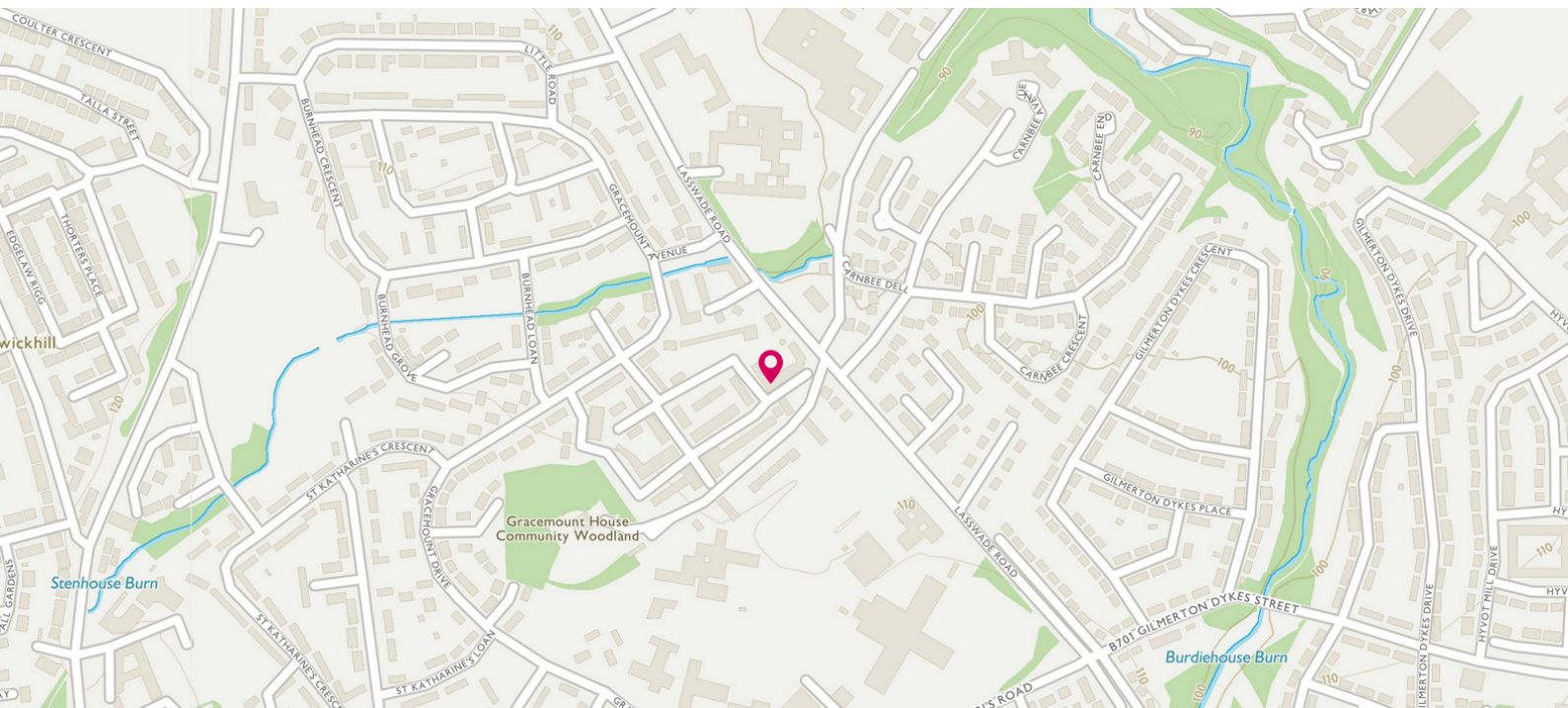


Approximate Dimensions
(Taken from the widest point)

Living Room	4.27m (14') x 3.95m (13')
Kitchen	3.94m (12'11") x 2.55m (8'4")
Master Bedroom	4.09m (13'5") x 2.60m (8'6")

En-suite	1.91m (6'3") x 1.72m (5'8")
Bedroom 2	3.58m (11'9") x 2.78m (9'1")
Bathroom	2.13m (7') x 2.08m (6'10")

Gross internal floor area (m²): 70m²
EPC Rating: B



THE LOCATION

Gracemount is a sought after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus.

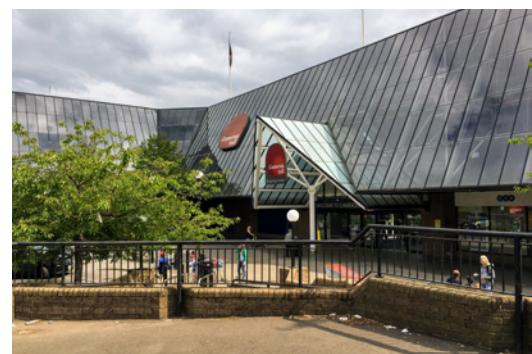




The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France just a short car journey away. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills.

Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.