



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**37 Gracemount Square**

EDINBURGH, EH16 6EL

# The Location

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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 Braid Burn, 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.



# 37 Gracemount Square

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McEwan Fraser Legal is delighted to present this fantastic, two-bedroom, mid-terraced house on a quiet residential street in Gracemount. The property boasts off-street parking, a large garden, enclosed deck, double glazing, gas central heating and excellent proportions throughout. Presented to the market in good condition both inside and out, this is an ideal starter home.

Internal accommodation is focused on a dual aspect through lounge. A picture window to the front and French doors to the rear help create a bright and engaging entertaining space. A stylish gas fire creates a natural focal point but the floor space on offer gives ample space for a variety of different furniture configurations. This gives ample flexibility for an incoming purchaser to create their ideal entertaining space. The French doors to the rear of the living room open onto a large, covered deck that overlooks the rear garden.

The kitchen is adjacent to the living room and has been finished to an exacting standard. Gloss base and wall mounted units are topped by stone worksurfaces and back by a tiled splashback. There is plenty of prep and

storage space alongside an integrated hob, oven, and cooker hood. Free-standing appliances include a fridge freezer, dishwasher, washing machine and microwave.

Climbing the stairs, the first-floor landing gives access to two generous double bedrooms, a bathroom, and a large loft for additional storage. Bedroom one is a particularly generous double bedroom that overlooks the front of the property. There is plenty of space for a full suite of bedroom furniture and the existing wardrobes can be left with the property at the buyer's discretion. This bedroom also enjoys integrated storage. The second bedroom overlooks the rear garden and is also a well-proportioned double bedroom. The accommodation is completed by a fully tiled modern bathroom which includes a three-piece white suite with shower over bath.

Externally, the front garden has been landscaped to give low maintenance off-street parking. To the rear, in addition to the large deck, there is a large rear garden with a mature lawn.

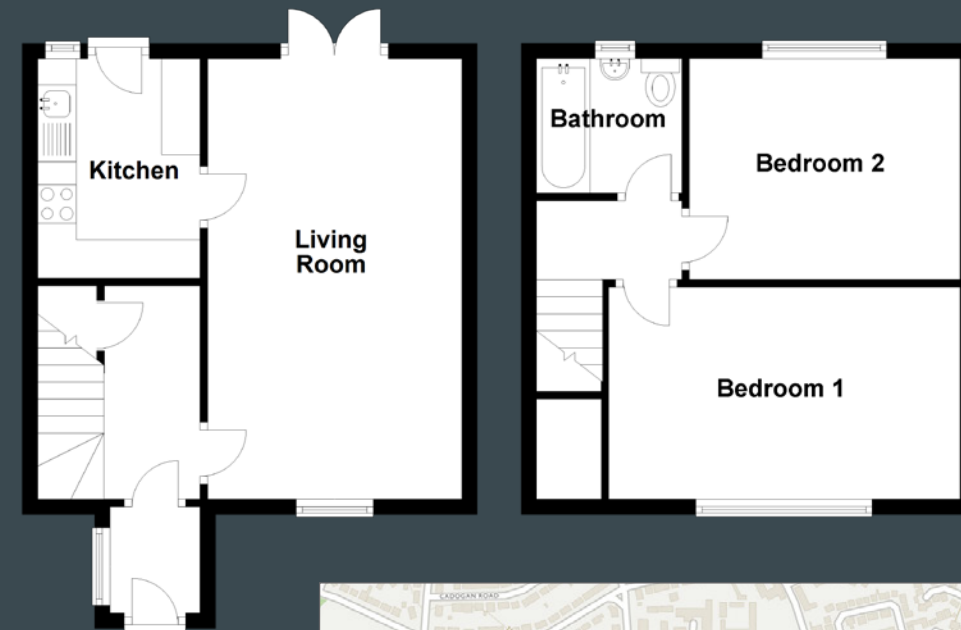
This is a fantastic property and internal viewing is highly recommended.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

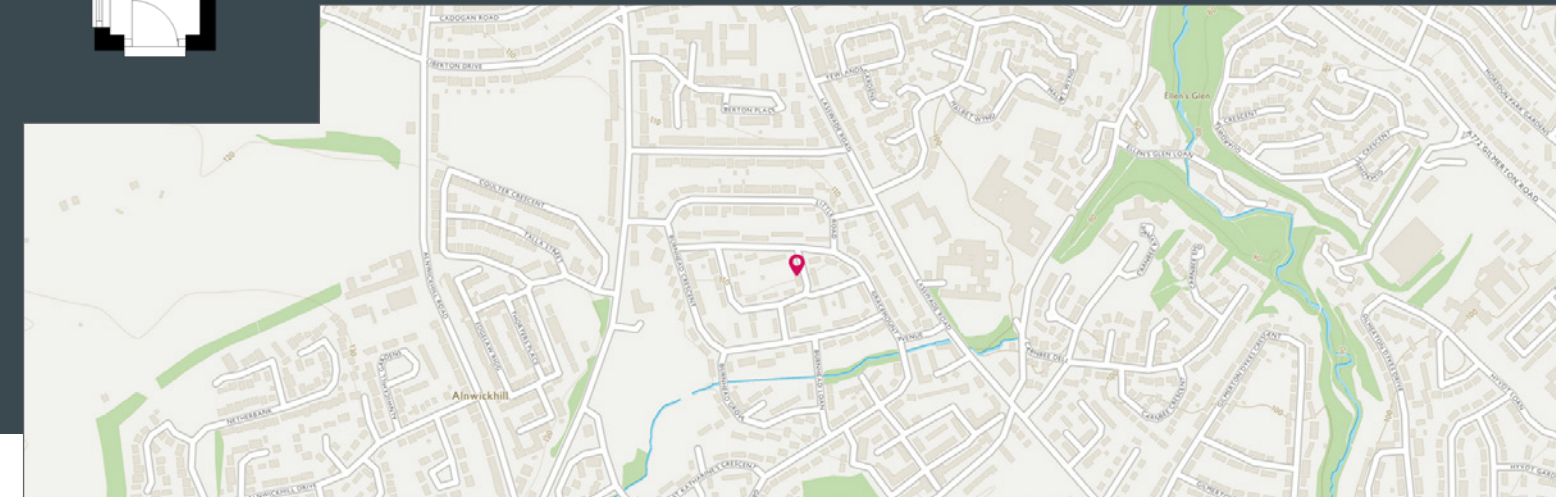


Approximate Dimensions  
(Taken from the widest point)

|             |                                |
|-------------|--------------------------------|
| Living Room | 5.72m (18'9") x 3.30m (10'10") |
| Kitchen     | 2.85m (9'4") x 2.11m (6'11")   |
| Bedroom 1   | 4.54m (14'11") x 2.77m (9'1")  |
| Bedroom 2   | 3.52m (11'7") x 2.87m (9'5")   |
| Bathroom    | 1.89m (6'2") x 1.75m (5'9")    |

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>

EPC Rating: D





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